

Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

Resolution to accept/allocate/appropriate grant funds in the amount of Ten Thousand Five Hundred Twenty-Eight Dollars and Zero Cents (\$10,528.00) from the State of TN, Office of Secretary of State, TN State Library & Archives

- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)
 Library Division
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this will impact specific council districts or super districts.

These grant funds impact all council districts and super districts.

5. State whether this requires a new contract, or amends an existing contract, if applicable.

This requires a new contract between the City of Memphis and the State of Tennessee, Office of the Secretary of State, Tennessee State Library and Archives.

- 6. State whether this requires an expenditure of funds/requires a budget amendment The FY23 Budget will need amending.
- 7. If applicable, please list the MWBE goal and any additional information needed N/A

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A Resolution to accept, allocate and appropriate grant funds in the amount of Ten Thousand Five Hundred Twenty-Eight Dollars and Zero Cents (\$10,528.00) for the City of Memphis/Memphis Public Libraries from the State of Tennessee, Office of the Secretary of State, Tennessee State Library and Archives.

WHEREAS, the City of Memphis, Division of Library Services, Memphis Public Libraries has received grant funds in the amount of Ten Thousand Five Hundred Twenty-Eight Dollars and Zero Cents (\$10,528.00) from the State of Tennessee, Office of the Secretary of State, Tennessee State Library and Archives; and

WHEREAS, these funds will be used for Professional Fees, Grants & Awards, and Supplies for digital literacy training at public libraries; and

WHEREAS, the Memphis Public Library will provide a partial match of funds; and

WHEREAS, it is necessary to accept, allocate, and appropriate the grant funds in the amount of Ten Thousand Five Hundred Twenty-Eight Dollars and Zero Cents (\$10,528.00) for Professional Fees, Grants & Awards, and Supplies for digital literacy training at public libraries;

NOW, THEREFORE, BE IT RESOLVED by the Council of the City of Memphis that grant funds in the amount of Ten Thousand Five Hundred Twenty-Eight Dollars and Zero Cents (\$10,528.00) from the State of Tennessee, Office of the Secretary of State, Tennessee State Library and Archives for Professional Fees, Grants & Awards, and Supplies for digital literacy training at public libraries be accepted by the City of Memphis;

BE IT FURTHER RESOLVED, that the Fiscal Year 2023 Operating Budget be and is hereby amended by allocating and appropriating the revenues and expenditures in the amount of Ten Thousand Five Hundred Twenty-Eight Dollars and Zero Cents (\$10,528.00) as follows:

Revenue

Tennessee State Library and Archives \$ 10,528.00 TOTAL \$ 10,528.00

Expenditures

Professional Fees, Grants & Awards and Supplies \$ 10,528.00 TOTAL \$ 10,528.00

A resolution to amend the Council FY23 grant allocations

WHEREAS, the FY 23 Operating Budget included \$3.25 million in funding for the Council's Grants Program with an equal apportionment to the 13 members in the amount of \$250,000; and

WHEREAS, the Memphis City Council reviewed the applications and allowed presentations by prospective organizations wherein members were able to select individual grant award amounts to the organizations that successfully completed the application process; and

WHEREAS, members of the Council were afforded the opportunity to designate their full FY 23 \$250,000 allotment during the passage of the budget or to hold a portion of their allotment in abeyance with further consideration and distribution of their remaining funds to be decided by resolution at a later date.

NOW, THEREFORE, BE IT RESOLVED BY THE MEMPHIS CITY COUNCIL that the following request for disbursement(s) of remaining funds be approved as follows:

ORGANIZATION NAME	AMOUNT
Solid Rock Development Corporation	\$4,000
Modern Distinctive Ladies, Inc.	\$2,000
Harmonic South String Orchestra, Inc.	\$4,000
TOTAL	\$10,000

Sponsor: JB Smiley, Jr.

MEMPHIS AREA TRANSIT AUTHORITY BOARD OF COMMISSIONERS

RESOLUTION No. 22-41

RESOLUTION TO APPROVE SERVICE TO WEST MEMPHIS, ARKANSAS

WHEREAS, Memphis Area Transit Authority (MATA) previously submitted a proposal to the City of West Memphis to provide on-demand transit service in West Memphis, Arkansas; and

WHEREAS, the City of West Memphis, Arkansas has accepted MATA's proposal to provide new ondemand transit service in the City of West Memphis and to and from Memphis; and

WHEREAS, the Mayor and City Council of the City of Memphis must authorize MATA to extend services into Arkansas, as per Section 2-56-11 (C) and Article VII of the Memphis City Code; and

WHEREAS, the City of West Memphis will pay the total operating and capital cost of the service; and

WHEREAS, a new on-demand zone will be established to operate in the City of West Memphis and a fare will be established; and

WHEREAS, eligible elderly persons and individuals with disabilities may ride for one-half the base fare; and

WHEREAS, this service will not impact the existing service and operation of the Authority; and

WHEREAS, the Authority will seek approval from the Mayor of the City of Memphis, the Memphis City Council and other appropriate governing agencies to operate this service;

NOW THEREFORE, BE IT RESOLVED BY THE MEMPHIS AREA TRANSIT AUTHORITY BOARD OF COMMISSIONERS, conditioned upon the prior approval of the City of Memphis Mayor and Memphis
City Council, and further conditioned upon execution of a contract or other written agreement with the
City of West Memphis, that MATA may begin the operation of new on-demand transit service in West
Memphis, Arkansas on a date agreeable to both parties.

BE IT FURTHER RESOLVED, that MATA be authorized to enter into an agreement with the City of West Memphis or its contracting entity and the CEO/President/General Manager be authorized to execute the agreement and other necessary documents.

Sponsor	:
MATA	



Summary of City of Memphis/Habitat ARPA Home Accessibility/Modification Grant

ARPA grant is for \$2.5M to cover 147 projects before December 31, 2024

- \$1.5M is for homeowners without an age limit
 - \$1M is for homeowners over age 62

<u>Purpose</u>

To respond to the COVID-19 public health emergency or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel and hospitality.

Scope of Work

Grantee will provide grants to City of Memphis homeowners ranging from \$5,000 to \$25,000 to complete home repairs and resolve health and safety issues such as described below:

- Select plumbing repairs
- HVAC repair or replacement
- Faulty electrical wiring
- Roof repair or replacement
- Broken or leaking windows or screens
- Roof repair
- Accessibility challenges
- Exterior paint deterioration
- Dangerous or rotting railings, stairs, landings or porches
- Rotting interior flooring
- Other repairs eligible under this agreement

COVID-related

Clients must attest to being affected by COVID-19, and must complete a self-attestation form prior to receiving services.

Termination

The failure of Grantee to use the funding provided by the City for the purposes set forth herein shall result in the immediate termination of this agreement.

Conflict of Interest

Grantee warrants that no part of the funding provided by the City shall be paid directly or indirectly to an employee or official of the City as wages, compensation, or gifts in exchange for acting as an officer, agent, employee, subcontractor, or consultant to Grantee in connection with any services contemplated or performed relative to this Agreement.

What Kind of Work Will be Done

- The work provided, if any, will be determined ONLY by Habitat after an inspection of the home.
- The type of work is focused on critical repairs and accessibility needs as budget allows, such as installing grab bars, wheelchair ramps, widening doorways, fixing broken windows, repairing water leaks and other work that fits within the guidelines of the AIP program.
- The Aging in Place program will only make repairs and modifications to ONE bathroom and the bedroom of the senior in the home. If there is more than one bathroom, Habitat will determine which bathroom is the most cost-efficient to repair/modify."

Work that is NOT Covered

- Cosmetic work is NOT covered in this program, including, but not limited to: painting, cabinets, carpet installation, appliances, window treatments/security bars, and repairing trim work.
- If the home is not a detached, single-family home (example: a condo or mobile home), you may not be eligible for certain services.
- Patches to walls and ceilings will be made smooth with the adjacent surface and will be sealed with a coat of primer, but the patch will not be painted to match the rest of the wall/celling/room.
- Widening doors, replacing bathroom vanities and other such work items may expose floor and wall surfaces that are different from the adjoining wall or floor. These exposed areas will not be redone to match the adjacent surfaces.
- New trim and siding boards on the outside of your home will be primed, caulked and painted to
 match the existing color of your home. We will do our best to match the paint as well as we
 can with a paint chip, but you will be able to tell the difference between the new and old paint.
 We will not re-paint the entire exterior.

Homeowners Duties

Homeowner will be responsible for properly operating and maintain all installed equipment, systems and assemblies. Habitat will ensure you receive any relevant warranty information. (Warranty period is one year.)

Denial due to Condition of Home

If the home has too many problems and cannot be brought up to a safe and habitable condition within the program's budget limits, then applicant will not be eligible for assistance.

Program Acceptance Limitation

The work done through the AIP program due to the huge need for these services and limited funding availability, we are only accepting applications from those who have not received our services in the past.



Aging In Place Program Expenditures by ZIP Code Since 2018

				Work in Progress	
		Total		(These are not	Projects
		Funding	Average	included in the	scheduled
Zip	Applicants	Spent per Zip	per	Applicants served	for home
Code	Served	code	Project	or total funding)	assessment
38002	2	\$27,054.00	\$13,927.00	1	0
38016	2	\$6,800.00	\$3,400.00	0	2
38017	1	\$12,950.00	\$12,950.00	0	0
38053	2	\$25,195.00	\$12,597.50	0	0
38104	4	\$46,210.00	\$11,552.50	0	0
38105	10	\$115,105.00	\$11,510.50	0	1
38106	83	\$963,471.58	\$11,608.09	19	8
38107	41	\$409,402.00	\$9,905.41	2	6
38108	44	\$492,344.00	\$11,189.64	5	2
38109	127	\$1,351,201.02	\$10,639.30	22	24
38111	45	\$496,306.50	\$11,029.03	5	4
38112	21	\$218,469.00	\$10,403.29	2	0
38114	85	\$912,639.13	\$10,736.93	13	3
38115	16	\$185,806.00	\$11,617.08	0	1
38116	30	\$356,305.50	\$11,876.85	5	7
38117	1	\$7,663.00	\$7,663.00	0	0
38118	43	\$434,076.50	\$10,094.80	7	2
38119	1	\$21,138.00	\$21,138.00	1	0
38122	11	\$111,942.20	\$10,176.55	2	0
38125	8	\$106,133.63	\$13,266.70	2	1
38126	9	\$106,429.50	\$11,825.50	1	0
38127	63	\$659,355.50	\$10,465.96	7	3
38128	19	\$182,040.00	\$9,581.05	3	4
38134	3	\$22,700.00	\$7,566.67	0	1
38135	1	\$3,015.00	\$3,015.00	1	0
38141	14	\$165,918.00	\$11,851.29	0	-
	686	\$7,439,670.06		98	69

Funding above includes a \$200,000 grant via the City of Memphis Housing Trust Fund and \$900,000 in federal Community Development Block Grant funds administered by the City of Memphis. Habitat raised remaining funds from private sources, the majority of which are outside Memphis.

Administrative Office | 7136 Winchester Road, Memphis, TN 38125 tel (901) 761-4771 fax (901) 761-4704 info@memphishabitat.com memphishabitat.com ReStore | 7130 Winchester Road, Memphis, TN 38125 tel 901-RESTORE (737-8673) fax (901) 322-3548 memphisrestore.com





Aging In Place Program ARPA Update Aug. 9, 2022

Memphis Habitat has received 89 referrals, which we are in the process of reviewing.

ZIP Code	Referrals
38125	1
38114	7
38109	68
38111	1
38107	1
38116	5
38106	3
38127	1
38118	1
38117	1
	89

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The Aging in Place Program

Community Meeting July 2022

We build strength, stability and self-reliance through shelter.

The Aging In Place (AIP) Program completes accessibility enhancements, energy efficiency improvements and critical home repairs for homeowners ages 60 and over. By doing this, the program seeks to help older homeowners continue to live in their own homes longer and maintain their independence.

AIP focuses on critical repairs and accessibility needs. We do not provide emergency services or cosmetic repairs. We have a limited time-frame to complete work, so applicants must present all documentation immediately and will be accepted on a first-qualified, first-served basis.

We build strength, stability and self-reliance through shelter.

Am I Eligible?

You may qualify for the AIP Program if you meet all of the following criteria:

- □ I own and live in my home full time.
- □ I own no property other than my home.
- □ I am age 60 or older.

 My home is in Fayette or Shelby County. (Shelby County and Fayette County have separate application dates.) The city and county property taxes on my home are current. The mortgage is current or paid off, and there are no liens on my home.
We build strength, stability and self-reliance through shelter.

 My home needs work that falls within the services and budget of the program. Example - homes may be denied if they are over budget.
 □ I meet the income guidelines for the program, based on the household income. □ All owners listed on the property deed will be available and sign ALL documents.
We build strength, stability and self-reliance through shelter.

 □ I can provide documentation to prove identity, age, residency and income for myself and everyone else who lives in my home. Example - ID, SS letter, MLGW bill, Mortgage Statement □ All of my information matches across all documents or I have proof that differing
information is correct.
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 A sex offender check is completed on everyone who resides in the household. If someone's name appears on the sex offender check, the application is automatically disqualified from the Aging in Place program.

AIP Program Income Limits

*As of April 2022; subject to HUD AIM guideline changes and other program requirements.

Max Gross Yearly Household Income

- 1- \$32,280
- 2- \$36,900
- 3-\$41,520
- 4-\$46,080

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All AIP applicants who receive work must pay the fee to cover the cost of recording the deed restriction at the Register of Deeds - \$17 for Fayette County and \$19 for Shelby County. Again, applicants must have all documents available immediately and will be accepted on a first-qualified, first-served basis.

The type of work that may be provided includes critical repairs and accessibility modifications as budget allows, possibly including installing grab bars, wheelchair ramps, fixing broken windows, repairing water leaks and other work that fits within the guidelines of the AIP program.

We build strength, stability and self-reliance through shelter.

- * Cosmetic work is not covered, including, but not limited to: painting, cabinets, appliances, window treatments, and repairing trim work.
- * If your home is not a detached, single-family home (example: a condo or mobile home), you may not be eligible for services.

After work is completed, project managers will do a final inspection to make sure work has been done properly. When all work has passed final inspection, you will sign a certificate of completion. Habitat will contact you 2 months later to complete a brief survey about your experience with the AIP program.

We build strength, stability and self-reliance through shelter.

Additional surveys will be conducted 1 year and 3 years after work is completed. These surveys help us improve the program and measure its impact so we can help more older homeowners.

Habitat will pay all costs for materials and work as a grant to you, but a restriction will be placed on the deed of your home. You will not have to repay the grant unless you sell or transfer ownership of your home within 5 years after AIP work is completed.

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If you continue to live in your home for 5 years after work is completed and follow all grant terms, your balance is reduced to zero. The grant restriction is forgiven at a rate of 20% per year. You will also need to participate in post-project surveying at 2 months, 1 year, and 3 years after work has been completed.

 Due to the high demand for these services, an applicant will only be served one time through the Aging in Place Program.

To check for the new application date, call our hotline number, 901-322-3500. To apply to AIP, call the hotline number on the application date beginning at 9am and leave a voicemail with your name, address, and phone number. You may also call in to apply for a friend or relative.

If you have any other questions, please call:

- Laura Anderson at 901-322-3508
- Treva Sease at 901-322-3522

You may email us at:

- landerson@memphishabitat.com
- tsease@memphishabitat.com

We build strength, stability and self-reliance through shelter.

Questions?

Remember, if you have any other questions, please <u>call</u>:

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We build strength, stability and self-reliance through shelter.





Memphis City Council Summary Sheet

- 1. Description of the Item (Resolution, Ordinance, etc.)
 - Resolution to accept and amend by appropriating the budget, expenditures and revenues for the Division of Housing and Community Development Weatherization Program's FY2022 Low Income Home Energy Assistance Program Weatherization grant amendment (LIHEAP Wx-20-03 Amendment #2) in the amount of Six Hundred Three Thousand, Six Hundred Seventy-Six Dollars and 18/100 (\$603,676.18).
- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)

 The Division of Housing and Community Development Weatherization Program
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.

Not applicable.

- 4. State whether this will impact specific council districts or super districts.

 City Wide
- 5. State whether this requires a new contract, or amends an existing contract, if applicable.

New contracts and contract amendments will be required.

6. State whether this requires an expenditure of funds/requires a budget amendment.

Expenditure of funds will be required.

7. If applicable, please list the MWBE goal and any additional information needed. Not applicable to MWBE.

Resolution-Division of Housing and Community Development



RESOLUTION to accept and amend by appropriating the budget, expenditures and revenues for the Division of Housing and Community Development Weatherization Program's FY2022 Low Income Home Energy Assistance Program Weatherization grant amendment (LIHEAP Wx-20-03 Amendment #2) in the amount of Six Hundred Three Thousand, Six Hundred Seventy-Six Dollars and 18/100 (\$603,676.18).

WHEREAS, Tennessee was classified as one of four states with the highest energy burden for its residents in the ACEEE September 2020, "*National and Regional Energy Burdens Report*", which indicates the need for programs to reduce utility burden and improve housing stock by making it more energy efficient for the citizens of Memphis.

WHEREAS, this program is designed to assist low-income households in reducing their energy costs and to contribute to national energy conservation through increase in energy efficiency and consumer education and home retrofits.

WHEREAS, weatherization measures provided by this program will reduce heat loss and energy costs by improving the thermal efficiency of dwelling units occupied by low-income property owners and renters throughout Shelby County.

WHEREAS, the City of Memphis Division of Housing and Community Development (HCD has received additional FY 2021 Low Income Home Energy Assistance Program Weatherization funds (LIHEAP Wx-20-03 Amendment #2) in the total amount of Six Hundred Three Thousand, Six Hundred Seventy-Six Dollars and 18/100 (\$603,676.18) from the United States, Department of Health and Human Services; and the State of Tennessee, Tennessee Housing Development Agency (THDA);

Resolution-Division of Housing and Community Development

WHEREAS, HCD received these funds through a non-competitive grant process; and

WHEREAS, these funds will be used by HCD to administer the weatherization assistance and the low income home energy assistance program activities throughout Shelby County and carry out all fiscal responsibilities in accordance with THDA WAP and LIHEAP policies and procedures; the Tennessee Weatherization Field Guide and subsequent technical guidance; all applicable federal regulations, all applicable Office of Management and Budget (OMB) circulars; and all Tennessee Housing Development Agency's program and fiscal policies to educate clients, train staff and contractors; and to help reduce the utility burden with energy efficiency mechanisms and address health and safety in residential units.

WHEREAS, it is necessary to accept the grant funding and amend the Fiscal Year 2021 Operating Budget to establish funds for the FY 2022 Low Income Home Energy Assistance Program Weatherization (*LIHEAP Wx-20-03 Amendment #2*)

WHEREAS, this (LIHEAP Wx-20-03 Amendment #2) is an amendment to the Tennessee Housing Development Agency grant for the provision of funding under the Low-Income Home Energy Assistance Program (LIHEAP), and the City of Memphis Division of Housing and Community Development is the recipient of a FY 2021 Low Income Home Energy Assistance Program Weatherization (LIHEAP Wx-20) original grant in the amount of Six Hundred Sixty-Nine Thousand, Three Hundred Eighty-Four Dollars and 44/100 (\$669,384.44) which expired on 10/1/2021.

WHEREAS, this FY 2022 (LIHEAP Wx-20-03 Amendment #2) is allocating an additional amount of Six Hundred Three Thousand, Six Hundred Seventy-Six Dollars and 18/100 (\$603,676.18) for a period of TWELVE (12) months expiring on 10/1/2022. In no event shall the maximum liability of the State under this Grant Contract exceed *One Million Two Hundred Seventy-Three Thousand Sixty Dollars and Sixty-Two Cents* (\$1,273,060.62)

WHEREAS, it is necessary to appropriate the FY 2022 Low Income Home Energy Assistance Program Weatherization (LIHEAP Wx-20-03 Amendment #2) in the total amount of Six Hundred Three Thousand, Six Hundred Seventy-Six Dollars and 18/100 (\$603,676.18) in conjunction with the FY 2021 Low Income Home Energy Assistance Program Weatherization (LIHEAP Wx-20) grant



Memphis City Council Summary Sheet

- 1. Description of the Item (Resolution, Ordinance, etc.)
 - Resolution authorizing the amendment of the FY2023 Operating Budget by accepting the appropriation and allocation of the event sponsorships, donations, and registration and exhibit fees for the 2022 A Taste of Memphis at the Liberty Bowl in the amount of approximately \$20,000.00 and the submission of all required documents to collect, obligate and expende conference revenue.
- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)
 The Division of Housing and Community Development
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.

Not applicable.

- 4. State whether this will impact specific council districts or super districts. City Wide
- 5. State whether this requires a new contract, or amends an existing contract, if applicable.

New contracts and contract amendments will be required.

6. State whether this requires an expenditure of funds/requires a budget amendment.

Expenditure of funds will be required.

7. If applicable, please list the MWBE goal and any additional information needed. Not applicable to MWBE.

Resolution-Division of Housing and Community Development



RESOLUTION AUTHORIZING THE AMENDMENT OF THE FY2022 OPERATING BUDGET BY ACCEPTING THE APPROPRIATION AND ALLOCATION OF CONFERENCE SPONSORSHIPS, DONATIONS, AND REGISTRATION AND EXHIBIT FEES FOR THE 2022 Taste Of Memphis @ The Liberty Bowl IN THE AMOUNT OF APPROXIMATELY \$20,000.00 AND THE SUBMISSION OF ALL REQUIRED DOCUMENTS TO COLLECT, OBLIGATE AND EXPEND CONFERENCE REVENUE.

WHEREAS, the City of Memphis' Division of Housing and Community Development (HCD) is hosting a 2022 A Taste of Memphis and anticipates collecting and expending funds in the amount of \$20,000.00 for the Neighborhood Redevelopment Conference; and

WHEREAS, HCD is hosting the 8th Annual Neighborhood event; and

WHEREAS, the event will convene September 1, 2022 at the Liberty Bowl from 5:00 Pm to 10:00 p.m. inclusive of Memphis, neighborhood leaders, nonprofit organizations, corporations, educators, and governments; and

WHEREAS, the purpose of the event is to share unique qualities and accomplishments about local neighborhoods and accomplishments abut local neighborhoods and what indigenous leaders are doing to help make Memphis a better place to live, work and play; and

WHEREAS, invaluable knowledge will be shared to assist in building and transforming communities of all sizes.

THEREFOR BE IT RESOLVED, by the Council of the City of Memphis to approve the amendment of the FY2023 Operating Budget by increasing the revenues and expenses in the amount of \$20,000 for the "A Taste of Memphis" event,

Resolution-Division of Housing and Community Development

NOW, THEREFORE, BE IT RESOLVED, by the Council of the City of Memphis that the above fees and expenditures are hereby approved to be accepted, obligated and expended for the 2022 "A Taste of Memphis".

Please increase the FY2023 Operating Budget Revenue and Expense accounts as follow:

Revenue: 0111.210401.049100

Misc Income: (Sponsorships, Donations, and Fees) \$20,000.00 **Total** \$20,000.00

Expense: 0111.210401.061203

Social Services Administration
Total
\$20,000.00
\$20,000.00

CITY OF MEMPHIS

COUNCIL AGENDA CHECK OFF SHEET Planning & Development ONE ORIGINAL DIVISION ONLY STAPLED TO DOCUMENTS Planning & Zoning COMMITTEE: 08/23/2022 DATE 08/23/2022 **PUBLIC SESSION:** DATE ITEM (CHECK ONE) REQUEST FOR PUBLIC HEARING X RESOLUTION **ORDINANCE** Resolution pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code approving ITEM DESCRIPTION: the Appling/I-40 Planned Development at the subject property located at 0 Appling Rd., known as case number PD 22-016 PD 22-016 **CASE NUMBER:** Appling/I-40 Planned Development Area 'A' (former case #PD 17-15)

DEVELOPMENT:

0 Appling Rd. LOCATION: **COUNCIL DISTRICTS:** District 1 and Super District 9 - Positions 1, 2, and 3 OWNER/APPLICANT: Century Express Car Wash Anita Archambeau & Matt Wolfe, ETI Corp. REPRESENTATIVE: Amendment to Appling/I-40 Planned Development Area 'A' to allow a car wash establishment near the REQUEST: intersection of Appling Rd. and Reese Rd. +/-1.85 acres AREA: The Division of Planning and Development recommended: Approval with conditions RECOMMENDATION: The Land Use Control Board recommended: Approval with conditions RECOMMENDED COUNCIL ACTION: Public Hearing Not Required PRIOR ACTION ON ITEM: APPROVAL - (1) APPROVED (2) DENIED 07/14/2022 DATE (1) Land Use Control Board ORGANIZATION - (1) BOARD / COMMISSION (2) GOV'T. ENTITY (3) COUNCIL COMMITTEE FUNDING: REQUIRES CITY EXPENDITURE - (1) YES (2) NO AMOUNT OF EXPENDITURE REVENUE TO BE RECEIVED SOURCE AND AMOUNT OF FUNDS OPERATING BUDGET CIP PROJECT # FEDERAL/STATE/OTHER **POSITION** PRINCIPAL PLANNER DEPUTY ADMINISTRATOR ADMINISTRATOR DIRECTOR (JOINT APPROVAL) COMPTROLLER FINANCE DIRECTOR CITY ATTORNEY

CHIEF ADMINISTRATIVE OFFICER

COMMITTEE CHAIRMAN



Memphis City Council Summary Sheet

PD 22-016

RESOLUTION PURSUANT TO CHAPTER 9.6 OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE APPROVING A PLANNED DEVELOPMENT AT THE SUBJECT PROPERTY LOCATED AT 0 APPLING RD., KNOWN AS CASE NUMBER PD 22-016

- This item is a resolution with conditions to allow a car wash establishment; and
- This resolution, if approved with conditions, will supersede the existing zoning for this property; and
- The item may require future public improvement contracts.

WHEREAS, Chapter 9.6 of the Memphis and Shelby County Unified Development Code, being a section of the Joint Ordinance Resolution No. 5367, dated August 10, 2010, authorizes the Council of the City of Memphis to grant a planned development for certain stated purposes in the various zoning districts; and

WHEREAS, the Century Express Car Wash filed an application with the Memphis and Shelby County Division of Planning and Development to allow a car wash establishment; and

WHEREAS, the Division of Planning and Development has received and reviewed the application in accordance with procedures, objectives and standards for planned developments as set forth in Chapter 9.6 with regard to the proposed development's impacts upon surrounding properties, availability of public facilities, both external and internal circulation, land use compatibility, and that the design and amenities are consistent with the public interest; and has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Memphis and Shelby County Land Use Control Board; and

WHEREAS a public hearing in relation thereto was held before the Memphis and Shelby County Land Use Control Board on July 14, 2022, and said Board has submitted its findings and recommendation subject to outline plan conditions concerning the above considerations to the Council of the City of Memphis; and

WHEREAS, the Council of the City of Memphis has reviewed the aforementioned application pursuant to Tennessee Code Annotated Section 13-4-202(B)(2)(B)(iii) and has determined that said development is consistent with the Memphis 3.0 General Plan; and

WHEREAS, the Council of the City of Memphis has reviewed the recommendation of the Land Use Control Board and the report and recommendation of the Division of Planning and Development and has determined that said development meets the objectives, standards and criteria for a special use permit, and said development is consistent with the public interests.

NOW, THEREFORE, BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF MEMPHIS, that, pursuant to Chapter 9.6 of the Memphis and Shelby County Unified Development Code, a planned development is hereby granted in accordance with the attached outline plan conditions.

BE IT FURTHER RESOLVED, that the requirements of said aforementioned clause of the Unified Development Code shall be deemed to have been complied with; that the outline plan shall bind the applicant, owner, mortgagee, if any, and the legislative body with respect to the contents of said plan; and the applicant and/or owner may file a final plan in accordance with said outline plan and the provisions of Section 9.6.11 of the Unified Development Code.

ATTEST:

Division of Planning and Development

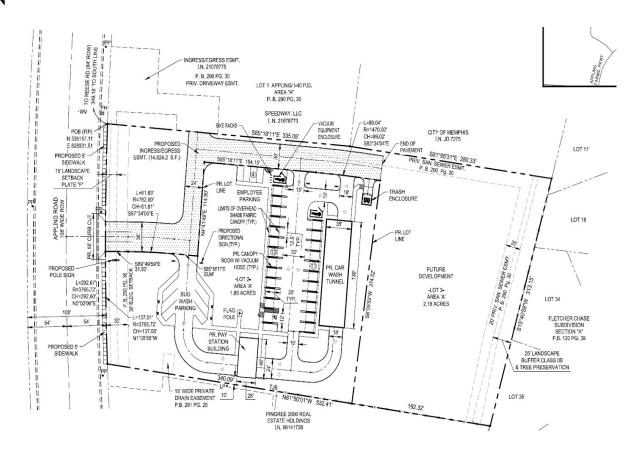
– Land Use and Development Services

– Office of Construction Enforcement CC:

GENERAL PLAN CONDITIONS

1. The final plan shall be re-recorded with amended use conditions.

SITE PLAN



LAND USE CONTROL BOARD RECOMMENDATION

At its regular meeting on *Thursday, July 14, 2022*, the Memphis and Shelby County Land Use Control Board held a public hearing on the following application:

CASE NUMBER: PD 22-016

DEVELOPMENT: Appling/I-40 Planned Development Area 'A' (former case #PD 17-15)

LOCATION: 0 Appling Rd.

COUNCIL DISTRICT(S): District 1 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: Century Express Car Wash

REPRESENTATIVE: Anita Archambeau & Matt Wolfe, ETI Corp.

REQUEST: Amendment to Appling/I-40 Planned Development Area 'A' to allow

a car wash establishment near the intersection of Appling Rd. and

Reese Rd.

EXISTING ZONING: Residential Urban – 3 (RU-3) (In the Fletcher Creek Overlay)

AREA: +/-1.85 acres

The following spoke in support of the application: None

The following spoke in opposition the application: None

The Land Use Control Board reviewed the application and the staff report. A motion was made and seconded to recommend approval with conditions.

The motion passed by a unanimous vote of 7-0 on the consent agenda.

Respectfully,

Thisa H. Shiton

Teresa H. Shelton

Municipal Planner

Land Use and Development Services

Division of Planning and Development

Cc: Committee Members

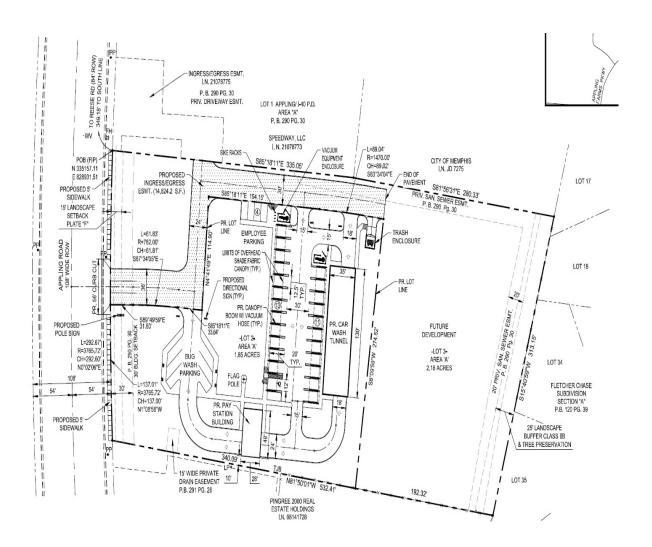
File

PD 22-016 CONDITIONS

General Plan Conditions

1. The final plan shall be re-recorded with amended use conditions.

SITE PLAN



AGENDA ITEM: 10

CASE NUMBER: PD 22-016 L.U.C.B. MEETING: July 14, 2022

DEVELOPMENT: Appling/I-40 Planned Development Area 'A' (former case# PD 17-15)

LOCATION: 0 Appling Rd.

COUNCIL DISTRICT: District 1 and Super District 9 – Positions 1, 2, and 3

OWNER/APPLICANT: Century Express Car Wash/Anita Archambeau & Matt Wolfe, ETI Corp.

REPRESENTATIVE: Anita Archambeau & Matt Wolfe, ETI Corp.

REQUEST: Amendment to Appling/I-40 Planned Development Area 'A' to allow a car wash

establishment near the intersection of Appling Rd. and Reese Rd.

AREA: +/-1.85 acres

EXISTING ZONING: Residential Urban – 3 (RU-3) (In the Fletcher Creek Overlay)

CONCLUSIONS

- 1. The applicant is requesting an amendment to Appling/I-40 Planned Development Area 'A' to allow a car wash establishment near the intersection of Appling Rd and Reese Rd.
- 2. The site plan is in conformance with the outline plan conditions other than the vehicle which was not included as a permitted use in Area "A" in the previous approved case #PD 17-15 because the Unified Development Code (UDC) requires a Special Use permit for this type of use in Commercial Mixed Use 1(CMU-1) zoning district.
- 3. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

CONSISTENCY WITH MEMPHIS 3.0

This proposal is consistent with the Memphis 3.0 General Plan per the land use decision criteria. See further analysis on pages 17-18 of this report.

RECOMMENDATION

Approval with conditions

Staff Writer: Teresa Shelton E-mail: teresa.shelton@memphistn.gov

GENERAL INFORMATION

Street Frontage: Appling Rd. +/-621.1 linear feet

Reese Road +/-345.5 linear feet

Zoning Atlas Page: 1850

Parcel ID: 095400 00627

Existing Zoning: Residential Urban -3 (RU-3)

NEIGHBORHOOD MEETING

The meeting was held at 6:30 PM on Wednesday, June 29, 2022.

Neighborhood Meeting for PD 22-016 Wednesday, June 29, 2022 6:30 PM Central Time

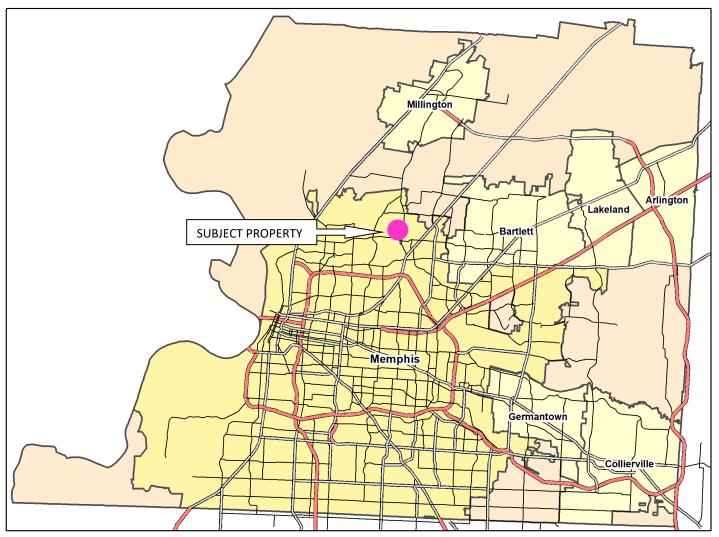
Extended Stay America - Wolfchase Galleria Meeting Room is located on the third floor 2520 Horizon Lake Drive, Memphis TN 38133

If you are unable to attend the above Meeting, please direct questions, and comments on this project to Anita Archambeau, ETI Corporation aarchambeau@eticorp.com or 320-267-4411.

PUBLIC NOTICE

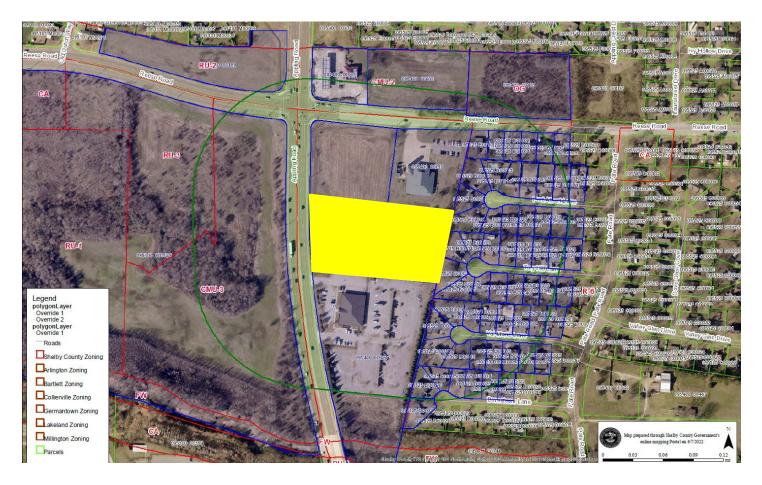
In accordance with Sub-Section 9.3.4A of the Unified Development Code, a notice of public hearing is required to be mailed and signs posted. A total of 67 notices were mailed on June 28, 2022, and a total of 1 sign posted at the subject property. The sign affidavit has been added to this report.

LOCATION MAP



Subject property located within the pink circle

VICINITY MAP



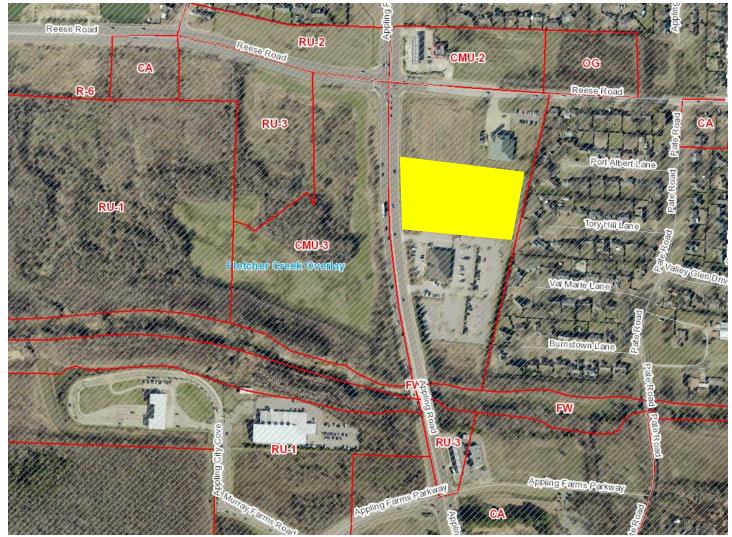
Subject property highlighted in yellow

AERIAL



Subject property outlined in yellow

ZONING MAP



Subject property highlighted in yellow

Existing Zoning: Residential Urban – 3 (RU-3) (Fletcher Creek Overlay)

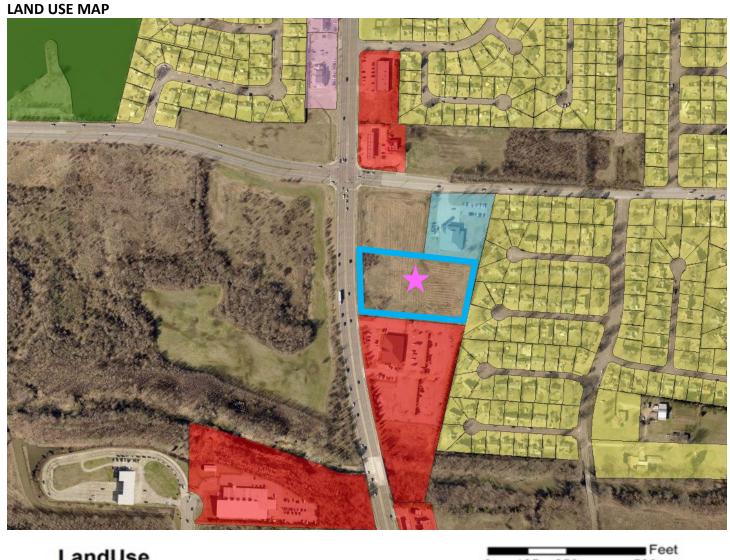
Surrounding Zoning

North: CMU-2, OG

East: CA

South: RU-3, FW, CA

West: RU-3, CMU-3, CA, RU-1





Subject property outlined in electric blue indicated by a pink star

SITE PHOTOS

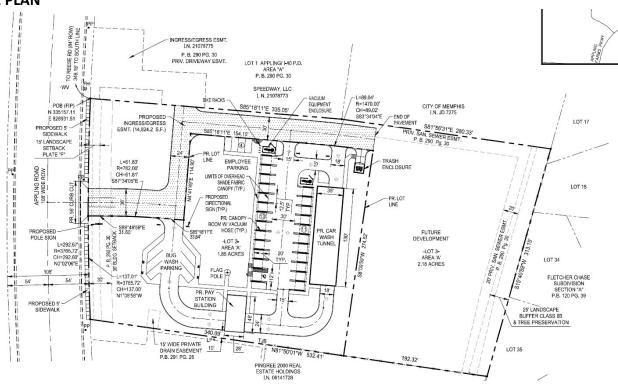


View of subject property from Reese Rd. looking east

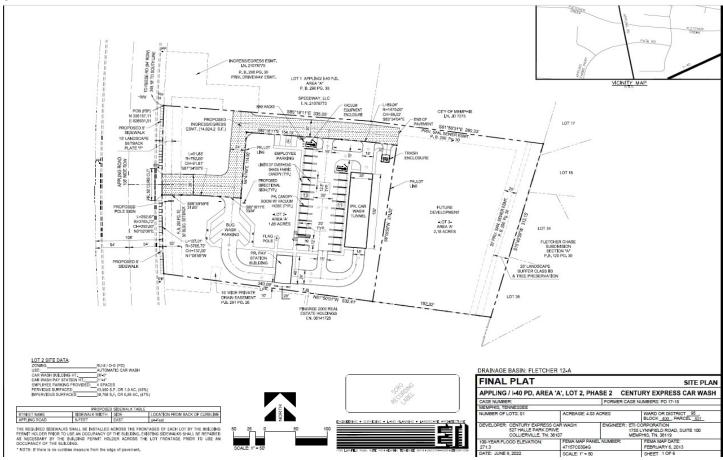


View of subject property from Appling Rd. looking northeast

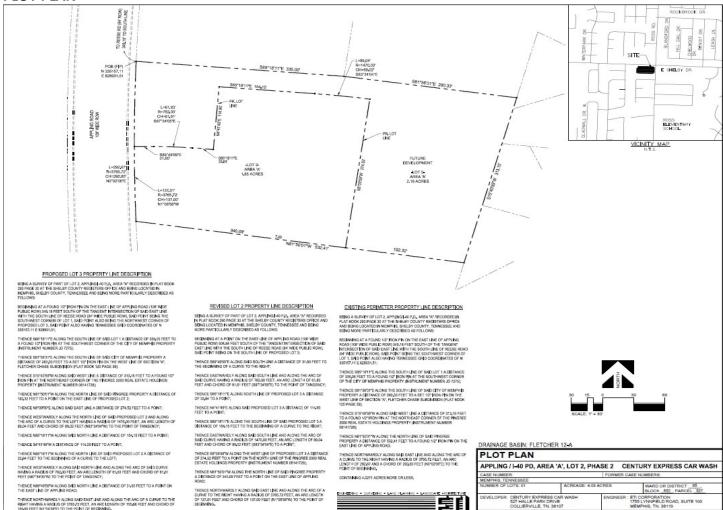
ENLARGED SITE PLAN



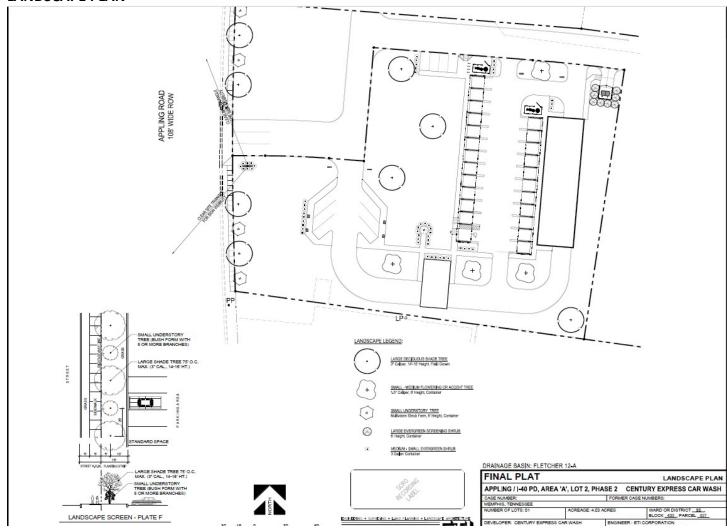
SITE PLAN



PLOT PLAN



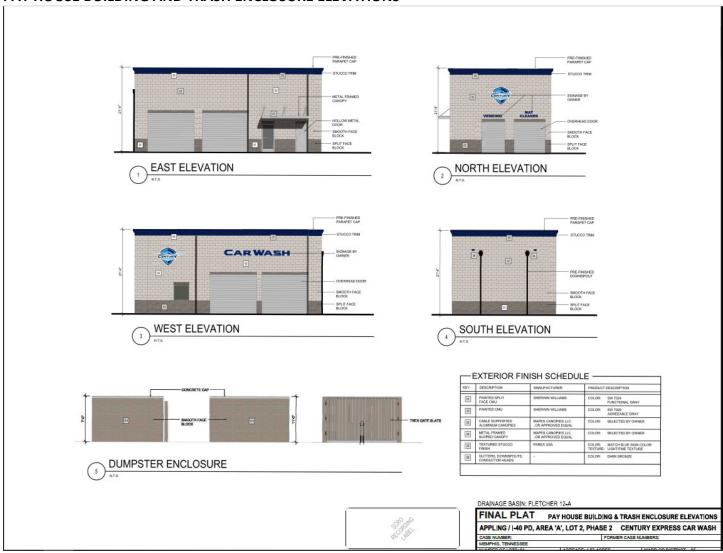
LANDSCAPE PLAN



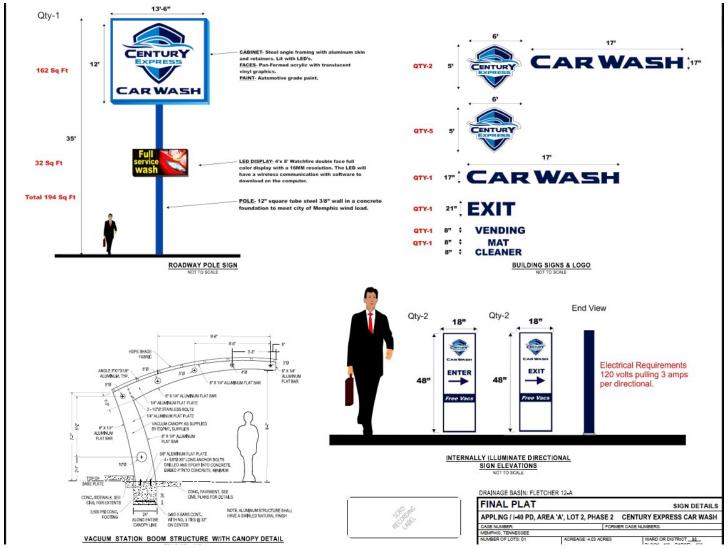
CAR WASH TUNNEL BUILDING ELEVATIONS



PAY HOUSE BUILDING AND TRASH ENCLOSURE ELEVATIONS



BUILDING SIGNS & LOGO



STAFF ANALYSIS

Request

The application planned development general provisions, and letter of intent have been added to this report.

The request is amendment to Appling/I-40 Planned Development Area "A" to allow a car wash establishment near the intersection of Appling Rd. and Reese Rd.

Applicability

Staff disagrees the applicability standards and criteria as set out in Section 4.10.2 of the Unified Development Code are or will be met.

4.10.2 Applicability

The governing bodies may, upon proper application, grant a special use permit for a planned development (see Chapter 9.6) for a tract of any size within the City or for tracts of at least three acres in unincorporated Shelby County to facilitate the use of flexible techniques of land development and site design, by providing relief from district requirements designed for conventional developments, and may establish standards and procedures for planned developments in order to obtain one or more of the following objectives:

- A. Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property.
- B. Diversification in the uses permitted and variation in the relationship of uses, structures, open space and height of structures in developments intended as cohesive, unified projects.
- C. Functional and beneficial uses of open space areas.
- D. Preservation of natural features of a development site.
- E. Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program.
- F. Rational and economic development in relation to public services.
- G. Efficient and effective traffic circulation, both within and adjacent to the development site, that supports or enhances the approved transportation network.
- H. Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environments and living units.
- I. Revitalization of established commercial centers of integrated design to order to encourage the rehabilitation of such centers in order to meet current market preferences.
- J. Provision in attractive and appropriate locations for business and manufacturing uses in well-designed buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work.
- K. Consistency with the Memphis 3.0 General Plan.

General Provisions

Staff disagrees the general provisions standards and criteria as set out in Section 4.10.3 of the Unified Development Code are or will be met.

4.10.3 General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations of the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in this Chapter.

- A. The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
- B. An approved water supply, community wastewater treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.
- C. The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for structures, parking and loading areas or access way shall be landscaped or otherwise improved except where natural features are such as to justify preservation.
- D. Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein and are not inconsistent with the public interest.
- E. Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.
- F. Lots of record are created with the recording of a planned development final plan.

Commercial or Industrial Criteria

Approval Criteria

Staff disagrees the approval criteria as set out in Section 9.6.9 of the Unified Development Code are being met.

9.6.9 Approval Criteria

No special use permit or planned development shall be approved unless the following findings are made concerning the application:

- A. The project will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities and other matters affecting the public health, safety, and general welfare.
- B. The project will be constructed, arranged and operated so as to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations.
- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection and emergency services, water and sewers; or that the applicant will provide adequately for such services.
- D. The project will not result in the destruction, loss or damage of any feature determined by the governing bodies to be of significant natural, scenic or historic importance.
- E. The project complies with all additional standards imposed on it by any particular provisions authorizing such use.
- F. The request will not adversely affect any plans to be considered (see Chapter 1.9), or violate the character

of existing standards for development of the adjacent properties.

- G. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or on public facilities, and to ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code.
- H. Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns.

Consistency with Memphis 3.0

Staff uses the following criteria contained in Memphis 3.0 to determine consistency.

Comprehensive Planning Review of Memphis 3.0 Consistency

This summary is being produced in response to the following application to support the Land Use and Development Services department in their recommendation: <u>LUCB Case PD 22-16</u>: <u>Wolfchase</u>

Site Address/Location: O Reese Road

Overlay District/Historic District/Flood Zone: Located in the Fletcher Creek Overlay District/ Not in a Flood Zone

or Residential Corridor

Future Land Use Designation: Primarily Multifamily Neighborhood (NM)

Street Type: Parkway

The applicant is seeking approval for a planned development amendment with the intention of allowing a vehicle wash as a permitted use.

The following information about the land use designation can be found on pages 76 – 122:

1. Future Land Use Planning Map



Red polygon indicates the application site on the Future Land Use Map.

2. Land Use Description/Intent

Primarily Multifamily Neighborhood (NM) are residential neighborhoods consisting primarily of multi-unit buildings that are not near a Community Anchor. Graphic portrayal of NM is to the right.



"NM" Form & Location Characteristics

Attached, semi-detached, and detached House-scale and some block-scale buildings, primarily residential with mixed use encouraged along avenues, boulevards and parkways as identified in the Street Types Map, 1-3+ stories height; Beyond 1/2 mile from a Community Anchor

"NM" Zoning Notes

Generally compatible with the following zone districts: R-E, R-15, R-10, R-8, R-6 in accordance with Form and characteristics listed above.

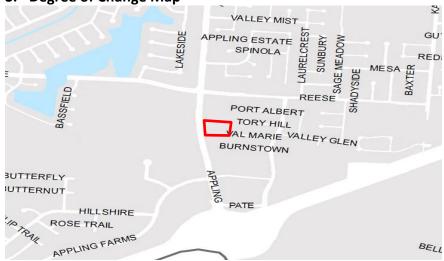
Existing, Adjacent Land Use and Zoning

Existing Land Use and Zoning: Vacant, P. D. 17-015

Adjacent Land Use and Zoning: Commercial, Institutional, P.D. 08-318, RU-3, and CMU-3

Overall Compatibility: This requested use is not compatible with the land use description/intent, form & location characteristics, zoning notes of NM, but is compatible with the existing, adjacent land use and zoning as the proposal will be a vehicle wash in a commercial planned development project.

3. Degree of Change Map



Red polygon denotes the proposed site on the Degree of Change Map. There is no Degree of Change.

4. Degree of Change Description

N/A

- 5. Objectives/Actions Consistent with Goal 1, Complete, Cohesive, Communities N/A
- 6. Pertinent Sections of Memphis 3.0 that Address Land Use Recommendations

Consistency Analysis Summary

The applicant is seeking approval for a planned development amendment with the intention of allowing a vehicle wash as a permitted use.

Although the requested use is not compatible with the land use description/intent, form & location characteristics, zoning notes of NM, it is compatible with the existing, adjacent land use and zoning as the proposal will be a vehicle wash in a commercial planned development project. Additionally, there will is a 2.18 acres future development buffer area (see lot 3, Area A under final plat diagram) between the proposed vehicle wash and the adjacent single-family neighborhood, which may address the issue of noise pollution anticipated from the vehicle wash tunnel.

Based on the information provided, the proposal is **CONSISTENT** with the Memphis 3.0 Comprehensive Plan.

Summary Compiled by: Faria Urmy, Comprehensive Planning.

Conclusions

- 1. The applicant is requesting an amendment to Appling/I-40 Planned Development Area 'A' to allow a car wash establishment near the intersection of Appling Rd and Reese Rd.
- 2. The site plan is in conformance with the outline plan conditions other than the vehicle which was not included as a permitted use in Area "A" in the previous approved case #PD 17-15 because the Unified Development Code (UDC) requires a Special Use permit for this type of use in Commercial Mixed Use 1(CMU-1) zoning district.
- 3. The proposed development will not injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.

RECOMMENDATION

Staff recommends approval with conditions:

1. The final plan shall be re-recorded with amended use conditions.

DEPARTMENTAL COMMENTS

The following comments were provided by agencies to which this application was referred:

City Engineer: DATE: 7/6/2022

CASE: PD-22-016 NAME: Century Express Car Wash (Appling Rd PD)

1. Standard Subdivision Contract or Right-Of-Way Permit as required in Section 5.5.5 of the Unified Development Code.

Sewers:

- 2. The availability of City sanitary sewer is unknown at this time. Once the developer has submitted proposed sewer discharge rates to the City's Sewer Design Dept, a determination can be made as to available sewer capacity.
- 3. If sewer services are approved for this development, all sewer connections must be designed and installed by the developer. This service is no longer offered by the Public Works Division.
- 4. Also, if approved, the developer will have to install an on-site storage tank with off-peak discharge capabilities.

Roads:

- 5. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along the frontage of this site as necessary.
- 6. All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA compliance. The developer shall be responsible for any reconstruction or repair necessary to meet City standards.

Traffic Control Provisions:

- 7. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.
- 8. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.

9. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

- 10. The City Engineer shall approve the design, number and location of curb cuts.
- 11. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

Drainage:

- 12. A grading and drainage plan for the site shall be submitted to the City Engineer for review and approval prior to recording of the final plat.
- 13. This proposed development is located in a sensitive drainage basing (Fletcher 12-A). Drainage improvements, including on-site detention, shall be provided under a Standard Subdivision contract in accordance with Unified Development Code and the City of Memphis/Shelby County Storm Water Management Manual.
- 14. Drainage data for assessment of on-site detention requirements shall be submitted to the City Engineer.
- 15. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities: The areas denoted by "Reserved for Storm Water Detention" shall not be used as a building site or filled without first obtaining written permission from the City and/or County Engineer. The storm water detention systems located in these areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City and/or County Engineer's Office. Such maintenance shall include, but not be limited to removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning, and repair of drainage structures.
- 16. The developer should be aware of his obligation under 40 CFR 122.26(b)(14) and TCA 69-3-101 et. seq. to submit a Notice of Intent (NOI) to the Tennessee Division of Water Pollution Control to address the discharge of storm water associated with the clearing and grading activity on this site.

City Traffic Engineering: DATE: 06/14/2022

CASE: PD 2022-016: WOLFCHASE (correspondence to PD 17-15)

Appling Rd. and Reese Rd

Roads:

1. The Developer shall be responsible for the repair and/or replacement of all existing curb and gutter along

Staff Report PD 22-016 July 14, 2022 Page 24

the frontage of this site as necessary.

All existing sidewalks and curb openings along the frontage of this site shall be inspected for ADA
compliance. The developer shall be responsible for any construction, reconstruction, or repair necessary to
meet City standards.

Traffic Control Provisions:

- 3. The developer shall provide a traffic control plan to the city engineer that shows the phasing for each street frontage during demolition and construction of curb gutter and sidewalk. Upon completion of sidewalk and curb and gutter improvements, a minimum 5-foot-wide pedestrian pathway shall be provided throughout the remainder of the project. In the event that the existing right of way width does not allow for a 5-foot clear pedestrian path, an exception may be considered.
- 4. Any closure of the right of way shall be time limited to the active demolition and construction of sidewalks and curb and gutter. Continuous unwarranted closure of the right of way shall not be allowed for the duration of the project. The developer shall provide on the traffic control plan, the time needed per phase to complete that portion of the work. Time limits will begin on the day of closure and will be monitored by the Engineering construction inspectors on the job.
- 5. The developer's engineer shall submit a Trip Generation Report that documents the proposed land use, scope and anticipated traffic demand associated with the proposed development. A detailed Traffic Impact Study will be required when the accepted Trip Generation Report indicates that the number for projected trips meets or exceeds the criteria listed in Section 210-Traffic Impact Policy for Land Development of the City of Memphis Division of Engineering Design and Policy Review Manual. Any required Traffic Impact Study will need to be formally approved by the City of Memphis, Traffic Engineering Department.

Curb Cuts/Access:

6. The City Engineer shall approve the design, number and location of curb cuts. Any existing nonconforming curb cuts shall be modified to meet current City Standards or closed with curb, gutter and sidewalk.

City/County Fire Division: Case Number: PD 22-016

Date Reviewed: 7/19/22

Reviewed by: J. Stinson

Address or Site Reference: Appling/Reese

- All design and construction shall comply with the 2015 edition of the International Fire Code (as locally amended) and referenced standards.
- Fire apparatus access shall comply with section 503. Where security gates are installed that affect required fire apparatus access roads, they shall comply with section 503.6 (as amended).

Staff Report PD 22-016 July 14, 2022 Page 25

- Fire protection water supplies (including fire hydrants) shall comply with section 507.
- Where fire apparatus access roads or a water supply for fire protection are required to be installed, such
 protection shall be installed and made serviceable prior to and during the time of construction except
 when approved alternate methods of protection are provided.
- A detailed plans review will be conducted by the Memphis Fire Prevention Bureau upon receipt of complete construction documents. Plans shall be submitted to the Shelby County Office of Code Enforcement.

City Real Estate: No comments received.

City/County Health Department: No comments received.

Shelby County Schools: No comments received.

Construction Code Enforcement: No comments received.

Memphis Light, Gas and Water: No comments received.

Office of Sustainability and Resilience: From: Leigh Huffman, Municipal Planner

Date: July 7, 2022

Subject:OSR Comments on PD 22-16: WOLFCHASE

General Comments & Analysis:

Located in Zone 1 of the Resilience Zone Framework:

Zone 1 areas have the lowest level of development risk and conflict. These areas avoid high risk disaster zones, such as floodplains, and they also do not conflict with sensitive ecological areas. These areas are the most straightforward for development, and development would have the lowest impact on regional resilience. Consider incorporating the protection of ecological assets while balancing the promotion of low-impact site design and compact development typologies in appropriate areas.

The proposed outline plan increases the impervious surface on the parcels, but also adds shrubs and deciduous trees. The parcel's current landscaping consists of grass.

The proposed development is located in the Fletcher Creek Overlay District. The previously approved planned development conditions require conformance to the Fletcher Creek Overlay regulations, specifically providing onsite detention of stormwater runoff that prevents any increase in the peak discharge rate from pre- to post-development levels, based on the 10- and 25-year, 24-hour storm.

The Applicant has indicated the intent to follow best practices in the industry by connecting to the sanitary sewer system and will submit the engineered construction documents if the planned development amendment is approved.

Consistent with the Mid-South Regional Resilience Master Plan best practices: Yes

This planned development request is generally consistent with the Mid-South Regional Resilience Master Plan. The parcel is not located in an area with a high risk for flooding or ecological damage. The proposed permeable surfaces and landscaping on the site plan will help mitigate stormwater runoff from the proposed impervious surface, improve air quality, and improve ecological health. The proposed deciduous trees will also help reduce the surface temperature on the lot (Section 5.7 Trees).

Consistent with the Memphis Area Climate Action Plan best practices: N/A

Recommendations: Staff encourages planting more vegetation than is currently shown in the landscaping plan and using of low impact development (LID) techniques for managing stormwater runoff. Specifically, creating bioswales with a variety of bushes, trees, and vegetation with long roots will increase filtration of stormwater on the site as well as provide additional benefits, such as erosion control, improved air quality, and reduce the surface temperature.

Office of Comprehensive Planning: See pages 18-20

APPLICATION



Memphis and Shelby County Office of Planning and Development CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR PLANNED DEVELOPMENT APPROVAL (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: June 9, 2022	Case #: PD 08-318					
PLEASE TYPE OR PRINT						
Name of Development: Century Expre	ss Carwash					
Property Owner of Record: Earth Ventures		Phone #:				
Mailing Address: 3800 New Getwell Road		City/State: Memphis/Tn	Zip 38118			
Property Owner E-Mail Address:						
Applicant: Century Express Car Wash		Phone # 901-870-3213				
Mailing Address: 527 Halle Park Drive		City/State: Collierville/TN	Zip 38017			
Applicant E- Mail Address: leroy.ratlif	ff@centurywash.com					
Representative: Anita Archambeau and Matt Wolfe, ETI Corp		Phone #: 320-267-4411/901-758-0400				
Mailing Address: 1755 Lynnfield Road	Mailing Address: 1755 Lynnfield Road, Suite 100		Zip 38119			
Representative E-Mail Address: aard	hambeau@eticorp.com m	wolfe@eticorp.com				
Engineer/Surveyor: ETI Corporation		Phone #901	-758-0400			
Mailing Address: 1755 Lynnfield Road,	Mailing Address: 1755 Lynnfield Road, Suite 100		Zip38119			
Engineer/Surveyor E-Mail Address:	mwolfe@eticorp.com					
Street Address Location: Appling and	Reese Road					
Distance to nearest intersecting street	+/- 400 feet from the inte	rsection of Appling Road and Rees	Road			
	Parcel 1 +/- 1.85 Acres	Parcel 2 Par	cel 3			
Area in Acres: Existing Zoning:	RU-3/PD					
Existing Use of Property	Vacant					
Requested Use of Property	Vehicle Wash					
Medical Overlay District: Per Secti Overlay District.	-					
Unincorporated Areas: For resider following information:	itial projects in uninco	rporated Shelby County, plea	se provide the			
Number of Residential Units: NA		Bedrooms: NA				
Expected Appraised Value per Unit: NA		or Total Project: NA				

Amendment(s): Is the applicant	applying for an	amendment to	an existing	Planned D	evelopment?
		YesX			

The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.

4.10.3 Planned Development General Provisions

The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:

Please address each sub-section below (Provide additional information on a separate sheet of paper if needed).

- The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County.
 Please See Attached Written Document
- An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development.

Please See Attached Written Document

- The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)
 Please See Attached Written Document
- Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

Please See Attached Written Document

Homeowners' associations or some other responsible party shall be required to maintain any and all
common open space and/or common elements.

Please See Attached Written Document

Lots of records are created with the recording of a planned development final plan.
 Please See Attached Written Document

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: 4/18/2022 with Lucas Skinner

NEIGHBORHOOD MEETING – At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Neighborhood Meeting Requirement Met: Yes or Not Yet (Circle one)
(If yes, documentation must be included with application materials)

SIGN POSTING - A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf.

Property Owner of Record

ate Applicant

Date

GUIDE FOR SUBMITTING PLANNED DEVELOPMENT APPLICATION (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

- A THE APPLICATION Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
 - This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
 - A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".
- B. <u>LETTER OF INTENT</u> The letter shall include the following:
 - A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
 - A list of any professional consultants associated with the proposed development.
 - c) A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

LETTER OF INTENT



PRINCIPALS

Mathew D. Wolfe Christopher E. Perry Douglas M. Baker Steve R. Hooper David M. Docauer June 9, 2022

Office of Planning and Development 125 N. Main Street, Room 477 Memphis, TN 38103

RE: Letter of Intent and Justification

Application for Century Express Car Wash-Planned Development Amendment(PD 17-15) Near the intersection of Appling Road and Reese Road, Memphis TN

On behalf of Century Express Car Wash, ETI Corporation is submitting a Planned Development Amendment application to facilitate the development of an existing vacant lot into a premier vehicle wash establishment. The 1.85-acre property is near the intersection of Appling Road and Reese Road and was part of the Reece Road/I-40 Planned Development Fourth Amendment project was approved in 2017 and featured many service-related and high-intensity auto-centric uses as allowable on the property. The site is zoned RU-3 with CL bulk regulations and is guided as primary multifamily according to Memphis 3.0.

The Applicant proposes developing the under-utilized area by building a thoughtfully designed vehicle wash service. Century Express Car Wash offers the most technologically advanced vehicle washes on the market. To accommodate this use, a request to amend the current planned amendment to allow vehicle washes as a permitted use. Further, the proposal also seeks to clarify signage requirements, including allowing up to 162 square feet of detached pole signage on a 35 foot pole and 35 square feet of digital/moveable signage on Appling Road, unregulated wall signage, al typical for commercial developments.

Neighborhood Combability. Like the other businesses adjacent to this project, the site will conform to all building development standards for the zoning district and outline plan, including building setbacks, parking requirements, building materials, and landscaping. The vehicle wash project is a straightforward development to assimilate into this auto-centric commercial corner. It provides a very typical buffer use from the future gas service station/convenience store and is often why vehicle washes accessory uses to convenience stores and gas stations

Vehicle Wash Operations. The establishment will have onsite staff and management to assist customers. The employees are professionally well trained in vehicle wash operations. They take immense pride in the site's appearance, as evidenced by the Century Express Car Wash operations on Winchester. Like other Century Express Car Washes – the anticipated hours of operation may be from 7:30 am to 8:00 pm daily.

Traffic and Interior Circulation. Onsite vehicular circulation was designed following accepted traffic engineering standards. As a result, there will be no issues with vehicle circulation. In addition, as the vehicles leave the pay station, they enter the vehicle wash building, exiting onto a parking area containing free vacuum use, creating an efficient and effective interior traffic circulation pattern.

Economic Impact and Trends The vehicle wash industry is growing due to increased vehicle usage. People are becoming more conscious of the environmental impacts of washing vehicles at their homes. The proposed vehicle wash provides the property with a net increase of patrons who

June 9, 2022 Page 2 of 5

will continue to drive investment and visibility in adjacent properties. This use provides an excellent transition of use from

This planned development amendment meets the following 4.10.2 objectives: Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property. The Century Car Wash Development will be created so that it not only preserves and protects but, in fact, enhances the surrounding commercial and residential properties through the construction of a higher-valued commercial establishment. The development will reflect sensitivity and consistency to the surrounding land uses and encourage the highest quality development of the adjacent properties.

Diversification in the uses permitted and variation in the relationship of uses, structures, open space, and height of structures in developments intended as cohesive, unified projects. This population and driver increase provides an opportunity for the development and the need for a broader range of commercial uses. This project will be a high-quality commercial site and will not create any public interest inconsistencies. Access will continue to be accommodated by the existing roadway to the north and east sides of the property. The increased height for the detached signage both faces established commercial development and would be in keeping with the tone of the commercial area. The site plan provides internal circulation seamlessly. Adequate and required parking for customer and employee parking will be provided.

Functional and beneficial uses of open space areas. All land shown on the plan as common open space will be improved and maintained by the owner, creating a refreshed use of space and landscaping.

Preservation of natural features of a development site. A premium will be placed on preserving the open space areas located on the infill/vacant lot. This is necessary to create a sense of natural amenity and protect against erosion and contamination by runoff on the site.

Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program. Not applicable to this site because it is commercial in use.

Rational and economic development in relation to public services. Century Express Car Wash will provide adequate public facilities and infrastructure and will not burden public parks, recreation, public safety, or public facilities. Adequate public facilities and infrastructure are available or will be provided as part of this project's construction. The development will be completed to the high standards anticipated by the commercial and residential neighbors and ensure that all community features and amenities considered common assets are continuously maintained in a quality manner.

Efficient and effective traffic circulation within and adjacent to the development site supports or enhances the approved transportation network. The site will continue to have an efficient interior circulation plan. No additional trails, sidewalks, or major roadways are required for this development based on adopted plans.

Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environments and living units. Not applicable to this property. We are revitalizing established commercial centers of integrated design to encourage the rehabilitation of such centers to meet current market preferences. As noted above, adding a vehicle wash service near a corner commercial lot is not detrimental to the surrounding property's development. In fact, the car wash will serve as a neighborhood amenity to the variety of resident

ETI CORPORATION

June 9, 2022 Page 3 of 5

unit types and other auto-oriented businesses (adjacent to the future gas/convenience store on the corner) in the general vicinity.

Provision in attractive and appropriate locations for business and manufacturing uses in welldesigned buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work. Century Express Car Wash will be created so that it not only preserves and protects but, in fact, enhances adjacent commercial and residential properties through the construction of a higher-valued commercial establishment with building materials that blend seamlessly with the current and proposed adjacent commercial development, along with the existing fire station. As discussed above, the proposed height for the detached signage would be in keeping with the tone of the commercial area. In addition, the development will reflect sensitivity to the surrounding land uses and encourage the highest quality development of the adjacent properties.

Consistency with the Memphis 3.0: This property is guided for primarily multifamily neighborhood and services according to Memphis 3.0. The proposed use provides the mix of uses required within the primarily multifamily neighborhood categories (page 74) while still providing consistency with adjacent commercial land uses to the southwest and north. Further, the fire station (guided with primarily single-family) demonstrates the ability for a use to assimilate into a neighborhood without negative impacts.

This project meets the following Planned Development General Provisions in Section 4.10.3: The proposed development will not unduly injure or damage the use, value, and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the City and County's current development policies and plans. The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment in the adjacent properties and benefit the adjacent properties and uses.

An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development. Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development amendment is approved.

The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C). This project will be a high-quality commercial site and will not create any inconsistencies with the public interest. Access will be provided from Appling Road. The site plan provides internal circulation seamlessly through the alignment of internal ingress/egress systems with the property to the north.

Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and are not inconsistent with the public interest. This amendment would add the car wash as a permitted use within the Planned Development Amendment at the proposed location, just south of the future gas station/convenience store. In addition, the site of the lot creates an optimal opportunity for a facility

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June 9, 2022 Page 4 of 5

layout which makes the structure arrangement compatible and seamlessly transitions into the surrounding uses.

Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements. The Applicant and the property owner will maintain all landscaping, parking areas, and new buildings.

Lots of records are created with the recording of a planned development final plan. A lot of record will be created with the recording of the planned development final plan.

This planned development meets the following 4.10.5 objectives:

Screening When commercial or industrial structures or uses in a planned commercial or industrial development abut a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies. As required, screening will be provided.

Display of Merchandise All business, manufacturing, and processing shall be conducted, and all merchandise and materials shall be displayed and stored, within a completely enclosed building or within an open area which is completely screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure. Century Express Car Wash site plan and planned development amendment will meet this requirement and objective.

Accessibility The site shall be accessible from the proposed street network in the vicinity, which will be adequate to carry the anticipated traffic of the proposed development. In addition, the streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development. Century Express Car Wash planned development amendment and site plan will meet this requirement and objective.

Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. The intermittent decibel levels generated by Century Express Car Wash operations are similar to the noise generated by Appling and Reece Road.

This planned development meets the following 9.6.9 objectives:

A. The project will not have a substantial or undue adverse effect upon adjacent property, neighborhood character, traffic conditions, parking, utility facilities, and other matters affecting public health, safety, and general welfare. As described above, the Century Express Car Wash planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed commercial business provides the property with a net increase of patrons that will continue to drive investment in the adjacent properties, including the future gas station and convenience store, and benefit the adjacent properties and uses.

B. The project will be constructed, arranged, and operated to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations. The project has been arranged to enable the continued future/proposed adjacent use and will not interfere with the development and uses of the fire station and other commercial uses next to the property. Century Car Wash Development will be created so that it not only preserves and protects but, in fact, enhances the surrounding commercial properties with the construction of a higher-valued commercial establishment. All auto-centric businesses and corridors, such as car washes and drive-through restaurants, produce manageable noise. The intermittent decibel levels generated by the car wash blowers are similar to the noise generated by vehicles on Appling and Reece Road (60-90 decibels).

Page 5 of 5

- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will provide adequately for such services. As stated, sewer and storm facilities will be in place within the public right of way and adequately service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development is approved.
- D. The project will not result in the destruction, loss, or damage of any feature determined by the governing bodies to be of significant natural, scenic, or historic importance. As stated earlier, this project will not result in the loss or damage of any natural, scenic, or historic significance.
- E. The project complies with all additional standards imposed by any particular provisions authorizing such use. Century Express Car Wash planned development meets the intent and purposes of the code. All requests are reasonable and appropriate, given the location of the auto-centric property.
- F. The request will not adversely affect any plans to be considered (see Chapter 1.9) or violate the character of existing standards for development of the adjacent properties. The assimilation of uses is often necessary to help preserve, protect, and improve the property values for future development. The vehicle wash project is a straightforward development to assimilate into this auto-centric commercial comer. The car wash establishment will have onsite staff and management to assist customers. The car wash employees are professional, well trained in car wash operations, and take immense pride in the site's appearance, as evidenced by the Century Express Car Wash operations along Winchester Road, Southaven, MS, and Covington, Tn. Like other Century Express Car Washes the anticipated hours of operation may be from 7:30 am to 8:00 pm daily
- G. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or public facilities and ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code. The proposed conditions ensure compatibility and maximize the buildability of the property. Additional reasonable conditions may be considered, which are not detrimental to the projects.
- H. Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns. Not applicable to this proposed planned development.

We are requesting support and approval for this Planned Development Amendment. This will ensure that the Applicant may repurpose the commercial and auto-centric property and turn it into a productive asset that will increase property values in the area. Please contact me if we can provide additional information or respond to any questions you have concerning this application at aarchambeau@eticorp.com or 320-267-4411.

With best regards,

ETI CORPORATION

Anita M. Archambeau, DPA AICP Urban Planner

ETI CORPORATION ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE 1755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TN 38119 • OFFICE (901) 758-0400 • FAX (901 754-5135 • ETICORP.COM

SIGN AFFIDAVIT

AFFIDAVIT

Shelby County		
State of Tennessee		
I, Douglas M. Baker / ETI Corporation, being duly sworn, on the17thday of, 20_22 pertaining to Case No. PD 2022-016at Cordor	, I posted1	
providing notice of a Public Hearing before toMemphis City Council,Shelby consideration of a proposed Land Use AcSpecial Use Permit,Zoning Distand/or Alley Closure), a photograph of said sign(s	the X Land Use Control Board, County Board of Commissioners for ction (X Planned Development, crict Map Amendment, Street s) being attached hereon and a copy of	
the sign purchase receipt or rental contract attach	ned hereto.	
Douglas M. Babe.	6/20/22	
Owner, Applicant or Representative	Date	
Subscribed and sworn to before me this 6th day of	of <u>June, 2022</u> .	
Notary Public	STATE OF TENNESSEE	
My commission expires: My Comm. Exp. March 28, 2026	NOTARY PUBLIC	

LETTERS RECEIVED

No letters were received at the time of completion of this report.



MEMPHIS AND SHELBY COUNTY

Record Summary for Planned Development

Record Detail Information

Record Type: Planned Development Record Status: Pending

Opened Date: June 9, 2022

Record Number: PD 2022-016 Expiration Date:

Record Name: Century Express Car Wash-Appling Road-PD Amendment(PD 17-15)

Description of Work: On behalf of Century Express Car Wash, ETI Corporation is submitting a Planned Development Amendment application to facilitate the development of an existing vacant lot into a premier vehicle wash establishment. The 1.85-acre property is near the intersection of Appling Road and Reese Road and was part of the Reece Road/I-40 Planned Development Fourth Amendment project was approved in 2017 and featured many service-related and high-intensity auto-centric uses as allowable on the property. The site is zoned RU-3 with CL bulk regulations and is guided as primary multifamily according to Memphis 3.0.

The Applicant proposes developing the under-utilized area by building a thoughtfully designed vehicle wash service. Century Express Car Wash offers the most technologically advanced vehicle washes on the market. To accommodate this use, a request to amend the current planned amendment to allow vehicle washes as a permitted use. Further, the proposal also seeks to clarify signage requirements, including allowing up to 162 square feet of detached pole signage on a 35 foot pole and 35 square feet of digital/moveable signage on Appling Road, unregulated wall signage, al typical for commercial developments.

Parent Record Number:

Address: 0 APPLING RD, MEMPHIS, TN 38133

Owner Information

Primary Owner Name Owner Address Owner Phone

Yes EARTH VENTURES 3800 NEW GETWELL RD, MEMPHIS, TN

38118

Parcel Information

Parcel No:

095400 00627

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Contact Information

Name Organization Name Contact Type Phone
ETI Corporation DBA. ETI Applicant (901)

Corporation

383-3250

Suffix:

Address

1755 Lynnfield Road, Building "D", Ste. 100, Memphis, Memphis, TN 38119 1755 Lynnfield Road, Building "D", Ste. 100, Memphis, Memphis, TN 38119 1755 Lynnfield Road, Building "D", Ste. 100, Memphis, Memphis, TN 38119 1755 Lynnfield Road, Building "D", Ste. 100, Memphis, Memphis, TN 38119 1755 Lynnfield Road, Building "D", Ste. 100, Memphis, Memphis, TN 38119 1755 Lynnfield Road, Building "D", Ste. 100, Memphis, Memphis, TN 38119

Fee Information

Invoice # Fee Item Quantity Fees **Status Balance Date Assessed** Unit Fee Code Credit Card Use Fee INVOICED 0.00 06/09/2022 PLNGPUD08 1389105 39.00 (.026 x fee)

1389105 Planned Development - 1 1,500.00 INVOICED 0.00 06/09/2022 Acres PLNGPUD01

5 acres or less

Total Fee Invoiced: \$1,539.00 Total Balance: \$0.00

Payment Information

Payment Amount Method of Payment \$1,539.00 Credit Card

Data Fields

PREAPPLICATION MEETING

Name of DPD Planner LUCAS SKINNER

Date of Meeting 04/18/2022

GENERAL PROJECT INFORMATION

Planned Development Type Amendment to Existing PD

Previous Docket / Case Number PD 17-15

Medical Overlay / Uptown No

If this development is located in unincorporated Shelby County, is the tract at least three acres? (Note a tract of less than three acres is not eligible for a planned development in unincorporated Shelby County)

Is this application in response to a citation, stop

work order, or zoning letter

No

N/A

If yes, please provide a copy of the citation, stop

Page 2 of 5 PD 2022-016

work order, and/or zoning letter along with any other relevant information

APPROVAL CRITERIA

UDC Sub-Section 9.6.9A

UDC Sub-Section 9.6.9B

UDC Sub-Section 9.6.9C

UDC Sub-Section 9.6.9D

UDC Sub-Section 9.6.9E

Not applicable to this site because it is commercial in use.

Like the other businesses adjacent to this project, the site will conform to all building development standards for the zoning district and outline plan, including building setbacks, parking requirements, building materials, and landscaping. The vehicle wash project is a straightforward development to assimilate into this auto-centric commercial corner. It provides a very typical buffer use from the future gas service station/convenience store and is often why vehicle washes accessory uses to convenience stores and gas stations

The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment in the adjacent properties and uses.

A premium will be placed on preserving the open space areas located on the infill/vacant lot. This is necessary to create a sense of natural amenity and protect against erosion and contamination by runoff on the site.

This property is guided for primarily multifamily neighborhood and services according to Memphis 3.0. The proposed use provides the mix of uses required within the primarily multifamily neighborhood categories (page 74) while still providing consistency with adjacent commercial land uses to the southwest and north. Further, the fire station (guided with primarily single-family) demonstrates the ability for a use to assimilate into a neighborhood without negative impacts.

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UDC Sub-Section 9.6.9F

Adding a vehicle wash service near a corner commercial lot is not detrimental to the surrounding property's development. In fact, the car wash will serve as a neighborhood amenity to the variety of resident unit types and other auto-oriented businesses (adjacent to the future gas/convenience store on the corner) in the general vicinity.

GENERAL PROVISIONS

UDC Sub-Section 4.10.3A

- B) An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development
- C) The location and arrangement of the structures, parking and loading areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses, and any part of the proposed development not used for such facilities shall be landscaped or otherwise improved except where natural features are such as to justify preservation
- D) Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest
- E) Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements

The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment in the adjacent properties and uses.

Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development amendment is approved.

This project will be a high-quality commercial site and will not create any inconsistencies with the public interest. Access will be provided from Appling Road. The site plan provides internal circulation seamlessly through the alignment of internal ingress/egress systems with the property to the north.

This amendment would add the car wash as a permitted use within the Planned Development Amendment at the proposed location, just south of the future gas station/convenience store. In addition, the site of the lot creates an optimal opportunity for a facility layout which makes the structure arrangement compatible and seamlessly transitions into the surrounding uses.

The Applicant and the property owner will maintain all landscaping, parking areas, and new buildings.

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F) Lots of record are created with the recording of a planned development final plan

A lot of record will be created with the recording of the planned development final plan.

GIS INFORMATION	
Central Business Improvement District	No
Case Layer	-
Class	-
Downtown Fire District	No
Historic District	-
Land Use	-
Municipality	-
Overlay/Special Purpose District	-
Zoning	-
State Route	-
Lot	-
Subdivision	-
Planned Development District	-
Wellhead Protection Overlay District	-

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Memphis and Shelby County Office of Planning and Development CITY HALL 125 NORTH MAIN STREET-SUITE 468 MEMPHIS, TENNESSEE 38103-2084 (901) 576-6601

APPLICATION FOR PLANNED DEVELOPMENT APPROVAL (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

Date: June 9, 2022	Ca	lse #: PD 08-318			
	PLEASE TYPI	E OR PRINT			
Name of Development: Century E	xpress Carwash				
Property Owner of Record: Earth	Ventures	Phone #:			
Mailing Address: 3800 New Getw	ell Road	City/State: Memphis/Tn	Zip <u>38118</u>		
Property Owner E-Mail Address:					
Applicant: Century Express Car Wa	ash	Phone # 90	1-870-3213		
Mailing Address: 527 Halle Park D	rive	City/State: Collierville/TN	Zip <u>38017</u>		
Applicant E- Mail Address: leroy.	ratliff@centurywash.com				
Representative: Anita Archambeau	and Matt Wolfe, ETI Corp	Phone #: 320	-267-4411/901-758-0400		
Mailing Address: 1755 Lynnfield R	oad, Suite 100	City/State: Memphs/TN	Zip <u>38119</u>		
Representative E-Mail Address: 4	archambeau@eticorp.com	mwolfe@eticorp.com			
Engineer/Surveyor: ETI Corporation	n	Phone # <u>9</u> 01-758-0400			
Mailing Address: 1755 Lynnfield Ro	oad, Suite 100	City/State: Memphis/TN	Zip <u>38119</u>		
Engineer/Surveyor E-Mail Addre	SS: mwolfe@eticorp.com				
Street Address Location: Appling a	and Reese Road				
Distance to nearest intersecting st	reet: +/- 400 feet from the in	tersection of Appling Road and Rees	Road		
Area in Acres: Existing Zoning: Existing Use of Property Requested Use of Property	Parcel 1 +/- 1.85 Acres RU-3/PD Vacant Vehicle Wash	Parcel 2 Parcel 2	cel 3		
Overlay District.		c, no Planned Developments are p			
Unincorporated Areas: For resifullowing information:	dential projects in uninc	corporated Shelby County, pleas	se provide the		
Number of Residential U	nits: NA	Bedrooms: NA			
Expected Appraised Value per Unit: NA		or Total Project: NA			

Amendment(s): Is the applicant applying for an amendment to an existing Planned Development?
Yes X NoNo The following modifications to existing planned developments are considered amendments: 1) a change to the permitted uses in a planned development, except in situations where a use of a higher classification is proposed to be changed to a use of a lower classification; 2) a modification to conditions that phases the uses, and 3) a
conversion of public streets. See Section 9.6.11E(1) of the UDC for further details.
4.10.3 Planned Development General Provisions The governing bodies may grant a special use permit for a planned development which modifies the applicable district regulations and other regulations of this development code upon written findings and recommendations to the Land Use Control Board and the Planning Director which shall be forwarded pursuant to provisions contained in section 4.10.3:
 Please address each sub-section below (Provide additional information on a separate sheet of paper if needed). The proposed development will not unduly injure or damage the use, value and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the current development policies and plans of the City and County. Please See Attached Written Document
 An approved water supply, community waste water treatment and disposal, and storm water drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development. Please See Attached Written Document

• The location and arrangement of the structures, parking areas, walks, lighting and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C)

Please See Attached Written Document

• Any modification of the district standards that would otherwise be applicable to the site are warranted by the design of the outline plan and the amenities incorporated therein, and are not inconsistent with the public interest.

Please See Attached Written Document

• Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements.

Please See Attached Written Document

• Lots of records are created with the recording of a planned development final plan. Please See Attached Written Document

REQUIREMENTS PRIOR TO APPLICATION SUBMISSION

PRE-APPLICATION CONFERENCE - Not more than six (6) months nor less than five (5) working days prior to filing an application, the applicant shall arrange for a mandatory pre-application conference with OPD.

Pre-Application Conference held on: 4/18/2022 with Lucas Skinner

NEIGHBORHOOD MEETING - At least ten (10) days, but not more than 120 days, prior to a hearing before the Land Use Control Board, the applicant shall provide an opportunity to discuss the proposal with representatives from neighborhoods adjacent to the development site (Section 9.3.2).

Yes or Not Yet (Circle one) Neighborhood Meeting Requirement Met: (If yes, documentation must be included with application materials)

SIGN POSTING - A sign or signs shall be erected on-site no more than 30 days or less than 10 days prior to the date of the Land Use Control Board hearing. See Sub-Section 9.3.4C of the UDC for further details on sign posting.

I (we) hereby make application for the Planned Development described above and on the accompanying materials. I (we) accept responsibility for any errors or omissions which may result in the postponement of the application being reviewed by the Memphis & Shelby County Land Use Control Board at the next available hearing date. I (We), owner(s) of the above described property hereby authorize the filing of this application and the above named persons to act on my behalf. CENTURY ONE, LLC

Property Owner of Record

GUIDE FOR SUBMITTING PLANNED DEVELOPMENT APPLICATION (OUTLINE PLAN APPROVAL/OUTLINE PLAN AMENDMENT)

- A THE APPLICATION - Two (2) collated sets of this application in accordance with the requirements of the Unified Development Code and as outlined below shall be submitted to OPD. The following information is required to be submitted for consideration as a complete application, and except for copies of the Outline and/or Site/Concept Plan, shall be provided on sheets of 8.5"x11" in size. The application with original signatures shall be completed either with legible print or typewritten. Each application set shall be compiled in the following order:
 - 1) This application, 8.5"x11" Outline and/or Site/Concept Plan, Legal Description, Vicinity Map, 2-3 sets of gummed-backed Mailing Labels, 2 sets of paper copied Mailing Labels, Letter of Intent, 20"x24" Outline and/or Site/Concept Plan (folded), copy of Deed(s).
 - 2) A compact disc with all submittal documents in "PDF" and any proposed conditions in "WORD".
- B. **LETTER OF INTENT** - The letter shall include the following:
 - A brief narrative statement generally describing the nature, location and extent of the development and the market it is intended to serve.
 - b) A list of any professional consultants associated with the proposed development.
 - c). A written statement generally describing the relationship of the proposed development to the current policies and plans of the City and County. The statement shall include how the proposed

- development is to be designed, arranged and operated in order to limit impact to neighboring properties.
- d) A description of the applicant's planning objectives, the approaches to be followed in achieving those objectives.

C. **OUTLINE PLAN**

- 1) Two (2) copies of an Outline Plan shall be submitted and drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres. If property is encumbered by easements, show type and location on plot plan.
- 2) Two (2) copies of legal description shall be attached to plot plan if not shown or described on the plan
- D. <u>SITE/CONCEPT PLAN</u> Two (2) copies of the site/concept plan shall be submitted and depict the following: (a) property boundary lines and dimensions, existing utilities and easements, roadways, rail lines and public rights-of-way, crossing adjacent to the subject property; (b) the proposed height, dimensions and arrangements of buildings on the property; (c) the type and location of proposed landscaping; (d) the location of points of ingress/egress (driveways), parking lots and loading areas on the site; and (e) any proposed substantial re-grading of the site and any significant topographical or physical features of the site including water courses or ponds. Site/Concept plans shall be drawn at a scale of not less 1"=100' for developments of less than 150 acres, 1"=200' for developments between 150 and 1,000 acres, and 1"=300' feet for developments in excess of 1,000 acres.
- E. <u>ELEVATIONS</u> Two (2) copies of building elevations *may* be required upon request by the Office of Planning and Development. Factors that will be taken into consideration by the Office of Planning and Development in its determination that building elevations are required are surrounding land uses, frontage requirements and proximity of the requested building(s) to the public right-of-way.

F. VICINITY MAP

Two (2) copies showing the subject property (boldly outlined) and all parcels within a 500'radius. If the 500'radius includes less than 25 property owners, the radius shall be extended at 100' intervals to reach a minimum of 25 property owners provided, however, that the maximum total radius is 1,500'. Show for each parcel its dimensions, owner's name (on the vicinity map unless prior approval is given to do otherwise) and the public streets, alleys or private drives that it abuts. In situations where the parcels on the map are so small that the property owner's names are unable to fit and numbered legend is used, every effort should be made to place the legend on the map itself and not a separate sheet.

G. <u>LIST OF NAMES AND ADDRESSES</u>

- 1) Two (2) complete lists of names and mailing addresses, including zip codes, of all owners shown on the vicinity map, typewritten on 1"x $2^{5/8}$ " self-adhesive mailing labels and 2 paper sets. Three (3) sets of gummed back mailing labels and paper copies are needed for subject properties located in Shelby County but within five (5) miles of the Memphis City limits.
- 2) Two (2) self-adhesive mailing labels (1"x $2^{5/8}$ ") each for the owner of record, applicant, representative and/or engineer/surveyor.

H. FILING FEES (All Fees Are Subject To Change without Prior Notice)

1) Planned Development: 5.0 Acres or less=\$1,500. Each additional acre or fraction thereof =\$100, Maximum =\$10,000. Make check payable to "M/SC Office of Planning and Development"

*ALL APPLICATIONS MUST BE SUBMITTED IN PERSON AND THE SUBMITTER MUST RECEIVE A RECEIPT OF ACCEPTANCE FROM STAFF



FNGINFFRING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHTECTURE

PRINCIPALS

Mathew D. Wolfe Christopher E. Perry Douglas M. Baker Steve R. Hooper David M. Docauer

June 9, 2022

Office of Planning and Development 125 N. Main Street, Room 477 Memphis, TN 38103

RE: Letter of Intent and Justification

> Application for Century Express Car Wash–Planned Development Amendment(PD 17-15) Near the intersection of Appling Road and Reese Road, Memphis TN

On behalf of Century Express Car Wash, ETI Corporation is submitting a Planned Development Amendment application to facilitate the development of an existing vacant lot into a premier vehicle wash establishment. The 1.85-acre property is near the intersection of Appling Road and Reese Road and was part of the Reece Road/I-40 Planned Development Fourth Amendment project was approved in 2017 and featured many service-related and high-intensity auto-centric uses as allowable on the property. The site is zoned RU-3 with CL bulk regulations and is guided as primary multifamily according to Memphis 3.0.

The Applicant proposes developing the under-utilized area by building a thoughtfully designed vehicle wash service. Century Express Car Wash offers the most technologically advanced vehicle washes on the market. To accommodate this use, a request to amend the current planned amendment to allow vehicle washes as a permitted use. Further, the proposal also seeks to clarify signage requirements, including allowing up to 162 square feet of detached pole signage on a 35 foot pole and 35 square feet of digital/moveable signage on Appling Road, unregulated wall signage, al typical for commercial developments.

Neighborhood Combability. Like the other businesses adjacent to this project, the site will conform to all building development standards for the zoning district and outline plan, including building setbacks, parking requirements, building materials, and landscaping. The vehicle wash project is a straightforward development to assimilate into this auto-centric commercial corner. It provides a very typical buffer use from the future gas service station/convenience store and is often why vehicle washes accessory uses to convenience stores and gas stations

Vehicle Wash Operations. The establishment will have onsite staff and management to assist customers. The employees are professionally well trained in vehicle wash operations. They take immense pride in the site's appearance, as evidenced by the Century Express Car Wash operations on Winchester. Like other Century Express Car Washes – the anticipated hours of operation may be from 7:30 am to 8:00 pm daily.

Traffic and Interior Circulation. Onsite vehicular circulation was designed following accepted traffic engineering standards. As a result, there will be no issues with vehicle circulation. In addition, as the vehicles leave the pay station, they enter the vehicle wash building, exiting onto a parking area containing free vacuum use, creating an efficient and effective interior traffic circulation pattern.

Economic Impact and Trends The vehicle wash industry is growing due to increased vehicle usage. People are becoming more conscious of the environmental impacts of washing vehicles at their homes. The proposed vehicle wash provides the property with a net increase of patrons who will continue to drive investment and visibility in adjacent properties. This use provides an excellent transition of use from

This planned development amendment meets the following 4.10.2 objectives:

Environmental design in the development of land that is of a higher quality than is possible under the regulations otherwise applicable to the property. The Century Car Wash Development will be created so that it not only preserves and protects but, in fact, enhances the surrounding commercial and residential properties through the construction of a higher-valued commercial establishment. The development will reflect sensitivity and consistency to the surrounding land uses and encourage the highest quality development of the adjacent properties.

Diversification in the uses permitted and variation in the relationship of uses, structures, open space, and height of structures in developments intended as cohesive, unified projects.

This population and driver increase provides an opportunity for the development and the need for a broader range of commercial uses. This project will be a high-quality commercial site and will not create any public interest inconsistencies. Access will continue to be accommodated by the existing roadway to the north and east sides of the property. The increased height for the detached signage both faces established commercial development and would be in keeping with the tone of the commercial area. The site plan provides internal circulation seamlessly. Adequate and required parking for customer and employee parking will be provided.

Functional and beneficial uses of open space areas. All land shown on the plan as common open space will be improved and maintained by the owner, creating a refreshed use of space and landscaping.

Preservation of natural features of a development site. A premium will be placed on preserving the open space areas located on the infill/vacant lot. This is necessary to create a sense of natural amenity and protect against erosion and contamination by runoff on the site.

Creation of a safe and desirable living environment for residential areas characterized by a unified building and site development program. Not applicable to this site because it is commercial in use.

Rational and economic development in relation to public services. Century Express Car Wash will provide adequate public facilities and infrastructure and will not burden public parks, recreation, public safety, or public facilities. Adequate public facilities and infrastructure are available or will be provided as part of this project's construction. The development will be completed to the high standards anticipated by the commercial and residential neighbors and ensure that all community features and amenities considered common assets are continuously maintained in a quality manner.

Efficient and effective traffic circulation within and adjacent to the development site supports or enhances the approved transportation network. The site will continue to have an efficient interior circulation plan. No additional trails, sidewalks, or major roadways are required for this development based on adopted plans.

Creation of a variety of housing compatible with surrounding neighborhoods to provide a greater choice of types of environments and living units. Not applicable to this property. We are revitalizing established commercial centers of integrated design to encourage the rehabilitation of such centers to meet current market preferences. As noted above, adding a vehicle wash service near a corner commercial lot is not detrimental to the surrounding property's development. In fact, the car wash will serve as a neighborhood amenity to the variety of resident

unit types and other auto-oriented businesses (adjacent to the future gas/convenience store on the corner) in the general vicinity.

Provision in attractive and appropriate locations for business and manufacturing uses in well-designed buildings and provision of opportunities for employment closer to residence with a reduction in travel time from home to work. Century Express Car Wash will be created so that it not only preserves and protects but, in fact, enhances adjacent commercial and residential properties through the construction of a higher-valued commercial establishment with building materials that blend seamlessly with the current and proposed adjacent commercial development, along with the existing fire station. As discussed above, the proposed height for the detached signage would be in keeping with the tone of the commercial area. In addition, the development will reflect sensitivity to the surrounding land uses and encourage the highest quality development of the adjacent properties.

Consistency with the Memphis 3.0: This property is guided for primarily multifamily neighborhood and services according to Memphis 3.0. The proposed use provides the mix of uses required within the primarily multifamily neighborhood categories (page 74) while still providing consistency with adjacent commercial land uses to the southwest and north. Further, the fire station (guided with primarily single-family) demonstrates the ability for a use to assimilate into a neighborhood without negative impacts.

This project meets the following Planned Development General Provisions in Section 4.10.3: The proposed development will not unduly injure or damage the use, value, and enjoyment of surrounding property nor unduly hinder or prevent the development of surrounding property in accordance with the City and County's current development policies and plans. The developed use continues to serve the interest and needs of the Memphis community. Therefore, it will not unduly injure or damage the use, value, and enjoyment of the surrounding properties, nor hinder the development/redevelopment of the surrounding properties following the zoning and land use plans. In addition, the proposed commercial business provides the property with a net increase of patrons that will continue to drive investment in the adjacent properties and benefit the adjacent properties and uses.

An approved water supply, community wastewater treatment and disposal, and stormwater drainage facilities that are adequate to serve the proposed development have been or will be provided concurrent with the development. Sewer and storm facilities are or will be in place within the public right of way and are adequate to service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development amendment is approved.

The location and arrangement of the structures, parking areas, walks, lighting, and other service facilities shall be compatible with the surrounding land uses... (see UDC sub-section 4.10.3C). This project will be a high-quality commercial site and will not create any inconsistencies with the public interest. Access will be provided from Appling Road. The site plan provides internal circulation seamlessly through the alignment of internal ingress/egress systems with the property to the north.

Any modification of the district standards that would otherwise be applicable to the site is warranted by the outline plan's design and the amenities incorporated therein and are not inconsistent with the public interest. This amendment would add the car wash as a permitted use within the Planned Development Amendment at the proposed location, just south of the future gas station/convenience store. In addition, the site of the lot creates an optimal opportunity for a facility

layout which makes the structure arrangement compatible and seamlessly transitions into the surrounding uses.

Homeowners' associations or some other responsible party shall be required to maintain any and all common open space and/or common elements. The Applicant and the property owner will maintain all landscaping, parking areas, and new buildings.

Lots of records are created with the recording of a planned development final plan. A lot of record will be created with the recording of the planned development final plan.

This planned development meets the following 4.10.5 objectives:

Screening When commercial or industrial structures or uses in a planned commercial or industrial development abut a residential district or permitted residential buildings in the same development, screening may be required by the governing bodies. As required, screening will be provided.

Display of Merchandise All business, manufacturing, and processing shall be conducted, and all merchandise and materials shall be displayed and stored, within a completely enclosed building or within an open area which is completely screened from the view of adjacent properties and public rights-of-way, provided, however, that when an automobile service station or gasoline sales are permitted in a planned commercial development, gasoline may be sold from pumps outside of a structure. Century Express Car Wash site plan and planned development amendment will meet this requirement and objective.

Accessibility The site shall be accessible from the proposed street network in the vicinity, which will be adequate to carry the anticipated traffic of the proposed development. In addition, the streets and driveways on the site of the proposed development shall be adequate to serve the enterprises located in the proposed development. Century Express Car Wash planned development amendment and site plan will meet this requirement and objective.

Landscaping shall be required to provide screening of objectionable views of uses and the reduction of noise. The intermittent decibel levels generated by Century Express Car Wash operations are similar to the noise generated by Appling and Reece Road.

This planned development meets the following 9.6.9 objectives:

- A. The project will not have a substantial or undue adverse effect upon adjacent property, neighborhood character, traffic conditions, parking, utility facilities, and other matters affecting public health, safety, and general welfare. As described above, the Century Express Car Wash planned development request does not unduly injure or damage the use, value, and enjoyment of the surrounding property nor hinder or prevent the development of the neighboring property in accordance with the current development policies and plans of the City and the County. The proposed commercial business provides the property with a net increase of patrons that will continue to drive investment in the adjacent properties, including the future gas station and convenience store, and benefit the adjacent properties and uses.
- B. The project will be constructed, arranged, and operated to be compatible with the immediate vicinity and not interfere with the development and use of adjacent property in accordance with the applicable district regulations. The project has been arranged to enable the continued future/proposed adjacent use and will not interfere with the development and uses of the fire station and other commercial uses next to the property. Century Car Wash Development will be created so that it not only preserves and protects but, in fact, enhances the surrounding commercial properties with the construction of a higher-valued commercial establishment. All auto-centric businesses and corridors, such as car washes and drive-through restaurants, produce manageable noise. The intermittent decibel levels generated by the car wash blowers are similar to the noise generated by vehicles on Appling and Reece Road (60-90 decibels).

- C. The project will be served adequately by essential public facilities and services such as streets, parking, drainage, refuse disposal, fire protection, emergency services, water, and sewers, or the Applicant will provide adequately for such services. As stated, sewer and storm facilities will be in place within the public right of way and adequately service the proposed car wash. Engineered construction documents shall be submitted for approval once the planned development is approved.
- D. The project will not result in the destruction, loss, or damage of any feature determined by the governing bodies to be of significant natural, scenic, or historic importance. As stated earlier, this project will not result in the loss or damage of any natural, scenic, or historic significance.
- E. The project complies with all additional standards imposed by any particular provisions authorizing such use. Century Express Car Wash planned development meets the intent and purposes of the code. All requests are reasonable and appropriate, given the location of the auto-centric property.
- **F.** The request will not adversely affect any plans to be considered (see Chapter 1.9) or violate the character of existing standards for development of the adjacent properties. The assimilation of uses is often necessary to help preserve, protect, and improve the property values for future development. The vehicle wash project is a straightforward development to assimilate into this auto-centric commercial corner. The car wash establishment will have onsite staff and management to assist customers. The car wash employees are professional, well trained in car wash operations, and take immense pride in the site's appearance, as evidenced by the Century Express Car Wash operations along Winchester Road, Southaven, MS, and Covington, Tn. Like other Century Express Car Washes the anticipated hours of operation may be from 7:30 am to 8:00 pm daily.
- G. The governing bodies may impose conditions to minimize adverse effects on the neighborhood or public facilities and ensure compatibility of the proposed development with surrounding properties, uses, and the purpose and intent of this development code. The proposed conditions ensure compatibility and maximize the buildability of the property. Additional reasonable conditions may be considered, which are not detrimental to the projects.
- H. Any decision to deny a special use permit request to place, construct, or modify personal wireless service facilities shall be in writing and supported by substantial evidence contained in a written record, per the Telecommunications Act of 1996, 47 USC 332(c)(7)(B)(iii). The review body may not take into account any environmental or health concerns. Not applicable to this proposed planned development.

We are requesting support and approval for this Planned Development Amendment. This will ensure that the Applicant may repurpose the commercial and auto-centric property and turn it into a productive asset that will increase property values in the area. Please contact me if we can provide additional information or respond to any questions you have concerning this application at aarchambeau@eticorp.com or 320-267-4411.

With best regards,

ETI CORPORATION

Anita M. Archambeau, DPA AICP Urban Planner

PRIOR TO LAND DISTURBANCE, EROSION PREVENTION SEDIMENT CONTROL (EPSC) MEASURES SHALL BE IMPLEMENTED PER CITY ORDINANCES 4538 & 5446.

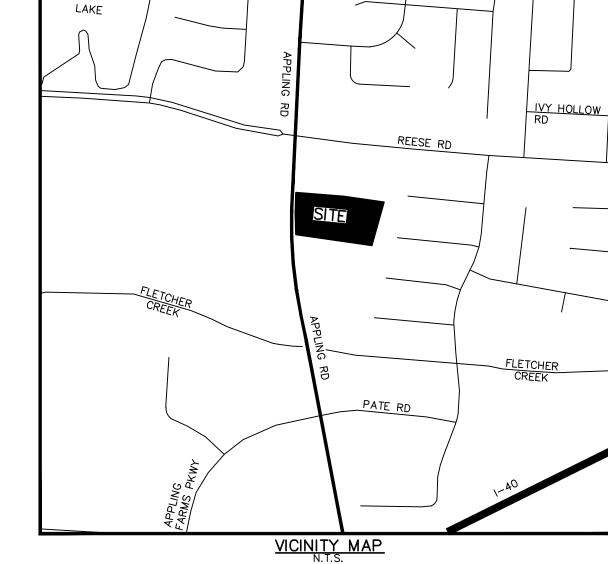
- NO TREES, SHRUBS, PERMANENT STRUCTURES, OR OTHER UTILITIES (EXCEPT FOR CROSSINGS) WILL BE ALLOWED WITHIN SANITARY SEWER EASEMENT. NO OTHER UTILITIES OR SERVICES MAY OCCUPY SANITARY SEWER EASEMENTS IN PRIVATE DRIVES AND YARDS EXCEPT FOR CROSSINGS.
- THE CITY OF MEMPHIS SHALL HAVE INGRESS/EGRESS RIGHTS TO USE PRIVATE DRIVES AND YARDS FOR THE PURPOSE OF MAINTAINING ALL PUBLIC SEWER LINES AND SHALL BEAR NO RESPONSIBILITY FOR THE MAINTENANCE OF SAID PRIVATE DRIVES AND YARDS.

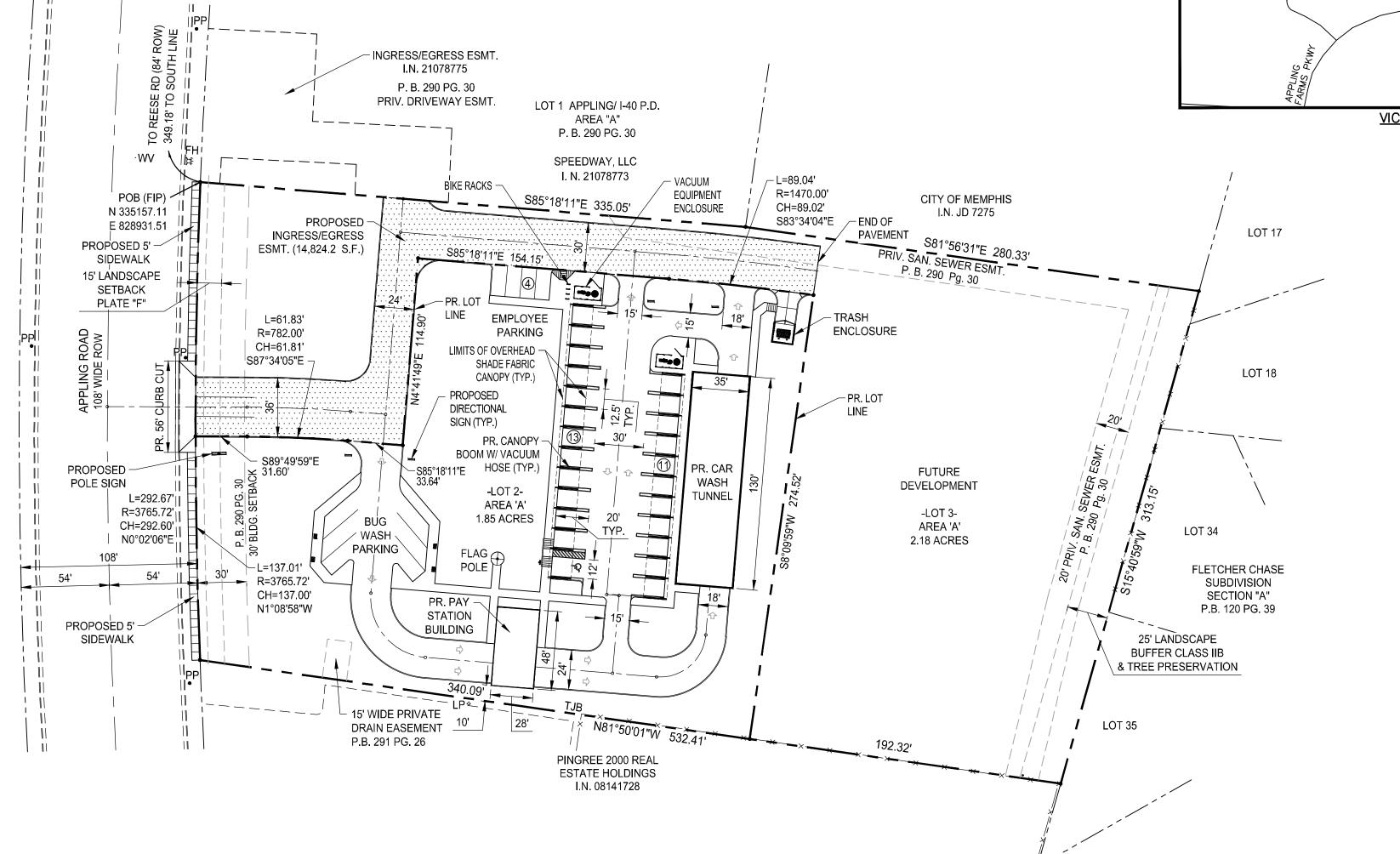
PLEASE BE ADVISED THAT A BUILDING PERMIT ISSUED BY THE MEMPHIS/ SHELBY COUNTY OFFICE OF CONSTRUCTION CODE ENFORCEMENT DOES NOT ALLOW FOR ALTERATIONS AND/OR IMPROVEMENTS TO ANY RIGHT OF WAY (ROW) MAINTAINED BY THE CITY OF MEMPHIS. ALTERATIONS AND/OR IMPROVEMENTS TO THE CITY OF MEMPHIS ROW INCLUDE BUT ARE NOT LIMITED TO WORK PERFORMED ON SIDEWALKS, CURB AND GUTTER, DRIVE APRONS AND UTILITY TIE-INS. ROW PERMITS MUST BE OBTAINED FROM THE MEMPHIS CITY ENGINEER'S OFFICE AT (901) 636-6700.

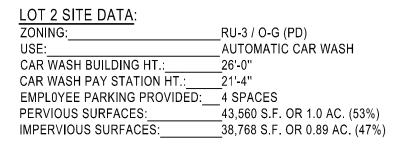
CITY BENCH MARK: CITY OF MEMPHIS BENCHMARK #23 ELEVATION: 274.01 MAP & BLOCK: 134-N STREET NAME: APPLING RD. & REESE RD. DESCRIPTION: CITY MONUMENT IS LOCATED ON THE NW COR., 300' NW FROM CENTERLINE P.I., 2' E OF P/POLE #211892 AT BACK P/LINE OF EXISTING SUBDIVISION.

FEMA FLOOD NOTE:

THIS PROPERTY IS NOT LOCATED WITHIN AN AREA DESIGNATED AS A "SPECIAL FLOOD HAZARD AREA" AS SHOWN ON F.E.M.A. FLOOD INSURANCE RATE MAP NUMBER 47157C0304G DATED FEBRUARY 6, 2013. NEAREST BFE - 271.00



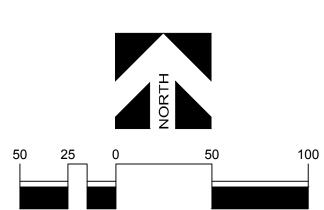




	PROPOSED SIDEWALK TABLE			
STREET NAME SIDEWALK WIDTH SIDE LOCATION FROM BACK OF CURE				LOCATION FROM BACK OF CURBLINE
	APPLING ROAD	5-FEET	EAST	±4-Feet

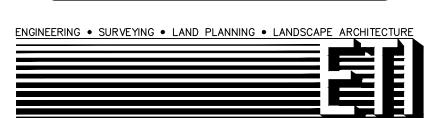
THE REQUIRED SIDEWALKS SHALL BE INSTALLED ACROSS THE FRONTAGES OF EACH LOT BY THE BUILDING PERMIT HOLDER PRIOR TO USE AN OCCUPANCY OF THE BUILDING. EXISTING SIDEWALKS SHALL BE REPAIRED AS NECESSARY BY THE BUILDING PERMIT HOLDER ACROSS THE LOT FRONTAGE PRIOR TO USE AN OCCUPANCY OF THE BUILDING.

* NOTE: If there is no curbline measure from the edge of pavement.



SCALE: 1" = 50'





1755 LYNNFIELD ROAD, SUITE 100 . MEMPHIS, TENNESSEE 38119 . (901)758-0400 . ETICORP.CO

DRAINAGE BASIN: FLETCHER 12-A

FINAL PLAT			SITE PLAN	
APPLING / I-40 PD, AREA 'A	', LOT 2, PHA	SE 2 CENTU	RY EXPRESS CAR WASH	
CASE NUMBER:	CASE NUMBER:		FORMER CASE NUMBERS: PD 17-15	
MEMPHIS, TENNESSEE				
NUMBER OF LOTS: 01	ACREAGE: 4.03 AG	CRES	WARD OR DISTRICT <u>95</u> , BLOCK <u>400</u> , PARCEL <u>627</u>	
DEVELOPER: CENTURY EXPRESS CAR WASH 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107			DRPORATION YNNFIELD ROAD, SUITE 100 PHIS, TN. 38119	
100-YEAR FLOOD ELEVATION: 271.3	FEMA MAP PANEL 47157C0304G	NUMBER:	FEMA MAP DATE: FEBRUARY 6, 2013	
DATE: JUNE 9, 2022	SCALE: 1" = 50		SHEET 1 OF 6	

BEGINNING AT A FOUND 1/2" IRON PIN ON THE EAST LINE OF APPLING ROAD (108' WIDE PUBLIC ROW) 349.18 FEET SOUTH OF THE TANGENT INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF REESE ROAD (84' WIDE PUBLIC ROW), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, SAID POINT ALSO BEING THE NORTHWEST CORNER OF PROPOSED LOT 3, SAID POINT ALSO HAVING TENNESSEE GRID COORDINATES OF N 335157.11 E 828931.51;

THENCE S85°18'11"E ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 335.05 FEET TO A FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF THE CITY OF MEMPHIS PROPERTY (INSTRUMENT NUMBER JD 7275);

THENCE S81°56'31"E ALONG THE SOUTH LINE OF SAID CITY OF MEMPHIS PROPERTY A DISTANCE OF 280.33 FEET TO A SET 1/2" IRON PIN ON THE WEST LINE OF SECTION "A", FLETCHER CHASE SUBDIVISION (PLAT BOOK 120 PAGE 39);

THENCE S15°40'59"W ALONG SAID WEST LINE A DISTANCE OF 313.15 FEET TO A FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF THE PINGREE 2000 REAL ESTATE HOLDINGS PROPERTY (INSTRUMENT NUMBER 08141728);

THENCE N81°50'01"W ALONG THE NORTH LINE OF SAID PINGREE PROPERTY A DISTANCE OF 192.32 FEET TO A POINT ON THE EAST LINE OF PROPOSED LOT 2:

THENCE N8°09'59"E ALONG SAID EAST LINE A DISTANCE OF 274.52 FEET TO A POINT:

THENCE WESTWARDLY ALONG THE NORTH LINE OF SAID PROPOSED LOT 2 AND ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 1470.00 FEET, AN ARC LENGTH OF 89.04 FEET AND CHORD OF 89.02 FEET (N83°34'04"W) TO THE POINT OF TANGENCY;

THENCE N85°18'11"W ALONG SAID NORTH LINE A DISTANCE OF 154.15 FEET TO A POINT;

THENCE S4°41'49"W A DISTANCE OF 114.09 FEET TO A POINT;

THENCE N85°18'11"W ALONG THE NORTH LINE OF SAID PROPOSED LOT 2 A DISTANCE OF 33.64 FEET TO THE BEGINNING OF A CURVE TO THE LEFT;

THENCE WESTWARDLY ALONG SAID NORTH LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 782.00 FEET, AN ARC LENGTH OF 61.83 FEET AND CHORD OF 61.81 FEET (N87°34'05"W) TO THE POINT OF TANGENCY;

THENCE N89°49'59"W ALONG SAID NORTH LINE A DISTANCE OF 31.60 FEET TO A POINT ON THE EAST LINE OF APPLING ROAD;

THENCE NORTHWARDLY ALONG SAID EAST LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3765.72 FEET, AN ARC LENGTH OF 155.66 FEET AND CHORD OF 155.65 FEET (N1°04'38"E) TO THE POINT OF BEGINNING.

CONTAINING 2.18 ACRES MORE OR LESS.

REVISED LOT 2 PROPERTY LINE DESCRIPTION

BEING A SURVEY OF PART OF LOT 2, APPLING/I-40 P.D., AREA "A" RECORDED IN PLAT BOOK 290 PAGE 30 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE EAST LINE OF APPLING ROAD (108' WIDE PUBLIC ROW) 504.84 FEET SOUTH OF THE TANGENT INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF REESE ROAD (84' WIDE PUBLIC ROW), SAID POINT BEING ON THE SOUTH LINE OF PROPOSED LOT 3;

THENCE S89°49'59"E ALONG SAID SOUTH LINE A DISTANCE OF 31.60 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE EASTWARDLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 782.00 FEET, AN ARC LENGTH OF 61.83 FEET AND CHORD OF 61.61 FEET (\$87°34'05"E) TO THE POINT OF TANGENCY;

THENCE S85°18'11"E ALONG SOUTH LINE OF PROPOSED LOT 3 A DISTANCE OF 33.64 TO A POINT:

THENCE N4°41'49"E ALONG SAID PROPOSED LOT 3 A DISTANCE OF 114.90 FEET TO A POINT:

THENCE S85°18'11"E ALONG THE SOUTH LINE OF SAID PROPOSED LOT 3 A DISTANCE OF 154.15 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE EASTWARDLY ALONG SAID SOUTH LINE AND ALONG THE ARC OF SAID CURVE HAVING A RADIUS OF 1470.00 FEET, AN ARC LENGTH OF 89.04 FEET AND CHORD OF 89.02 FEET (\$83°34'04"E) TO A POINT;

THENCE S8°09'59"W ALONG THE WEST LINE OF PROPOSED LOT 3 A DISTANCE OF 274.52 FEET TO A POINT ON THE NORTH LINE OF THE PINGREE 2000 REAL ESTATE HOLDINGS PROPERTY (INSTRUMENT NUMBER 08141728);

THENCE N81°50'01"W ALONG THE NORTH LINE OF SAID PINGREE PROPERTY A DISTANCE OF 340.09 FEET TO A POINT ON THE EAST LINE OF APPLING ROAD;

THENCE NORTHWARDLY ALONG SAID EAST LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3765.72 FEET, AN ARC LENGTH OF 137.01 FEET AND CHORD OF 137.00 FEET (N1°08'58"W) TO THE POINT OF

CONTAINING 1.85 ACRES MORE OR LESS.

EXISTING PERIMETER PROPERTY LINE DESCRIPTION

BEING A SURVEY OF LOT 2, APPLING/I-40 P.D., AREA "A" RECORDED IN PLAT BOOK 290 PAGE 30 AT THE SHELBY COUNTY REGISTERS OFFICE AND BEING LOCATED IN MEMPHIS, SHELBY COUNTY, TENNESSEE AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 1/2" IRON PIN ON THE EAST LINE OF APPLING ROAD (108' WIDE PUBLIC ROW) 349.18 FEET SOUTH OF THE TANGENT INTERSECTION OF SAID EAST LINE WITH THE SOUTH LINE OF REESE ROAD (84' WIDE PUBLIC ROW), SAID POINT BEING THE SOUTHWEST CORNER OF LOT 1, SAID POINT ALSO HAVING TENNESSEE GRID COORDINATES OF N 335157.11 E 828931.51;

THENCE S85°18'11"E ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 335.05 FEET TO A FOUND 1/2" IRON PIN AT THE SOUTHWEST CORNER OF THE CITY OF MEMPHIS PROPERTY (INSTRUMENT NUMBER JD 7275);

THENCE S81°56'31"E ALONG THE SOUTH LINE OF SAID CITY OF MEMPHIS PROPERTY A DISTANCE OF 280.33 FEET TO A SET 1/2" IRON PIN ON THE WEST LINE OF SECTION "A", FLETCHER CHASE SUBDIVISION (PLAT BOOK 120 PAGE 39);

THENCE S15°40'59"W ALONG SAID WEST LINE A DISTANCE OF 313.15 FEET TO A FOUND 1/2" IRON PIN AT THE NORTHEAST CORNER OF THE PINGREE 2000 REAL ESTATE HOLDINGS PROPERTY (INSTRUMENT NUMBER 08141728);

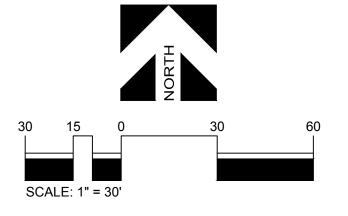
THENCE N81°50'01"W ALONG THE NORTH LINE OF SAID PINGREE PROPERTY A DISTANCE OF 532.41 FEET TO A FOUND 1/2" IRON PIN ON THE EAST LINE OF APPLING ROAD;

THENCE NORTHWARDLY ALONG SAID EAST LINE AND ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 3765.72 FEET, AN ARC LENGTH OF 292.67 AND A CHORD OF 292.60 FEET (N0°02'06"E) TO THE POINT OF BEGINNING.

CONTAINING 4.0271 ACRES MORE OR LESS.

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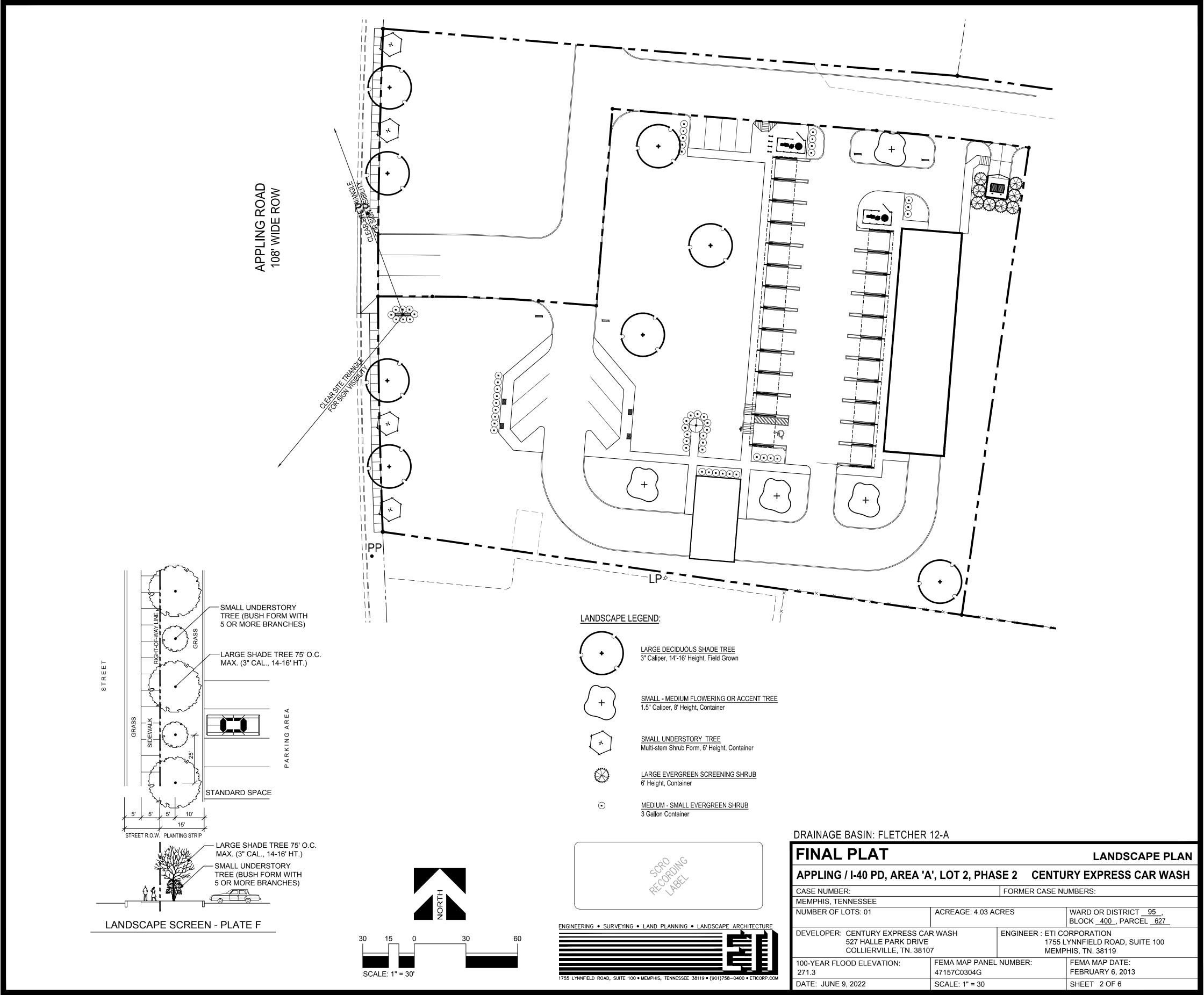
1755 LYNNFIELD ROAD, SUITE 100 . MEMPHIS, TENNESSEE 38119 . (901)758-0400 . ETICORP.CI



DRAINAGE BASIN: FLETCHER 12-A

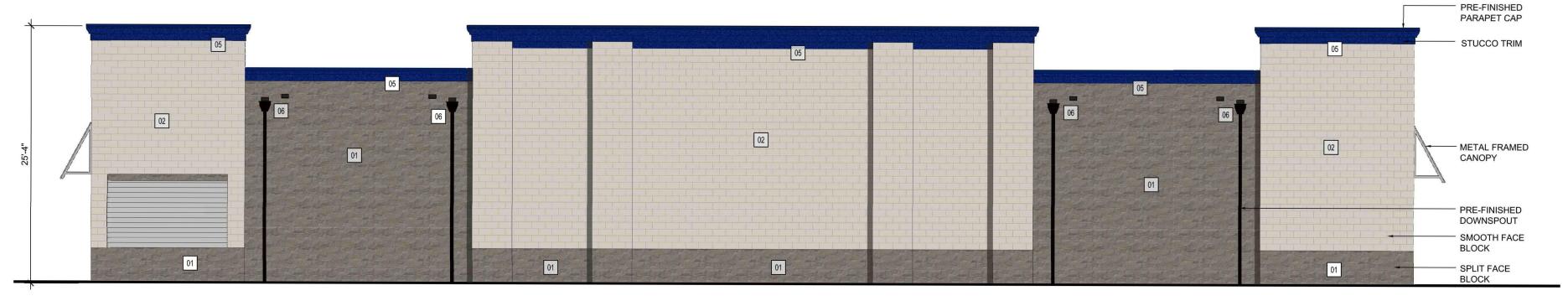
PLOT PLAN

APPLING / I-40 PD, AREA 'A', LOT 2, PHASE 2 CENTURY EXPRESS CAR WASH FORMER CASE NUMBERS: CASE NUMBER: MEMPHIS, TENNESSEE NUMBER OF LOTS: 01 ACREAGE: 4.03 ACRES WARD OR DISTRICT 95, BLOCK <u>400</u>, PARCEL <u>627</u> DEVELOPER: CENTURY EXPRESS CAR WASH **ENGINEER: ETI CORPORATION** 527 HALLE PARK DRIVE 1755 LYNNFIELD ROAD, SUITE 100 COLLIERVILLE, TN. 38107 MEMPHIS, TN. 38119 100-YEAR FLOOD ELEVATION: FEMA MAP PANEL NUMBER: FEMA MAP DATE: **FEBRUARY 6, 2013** 271.3 47157C0304G DATE: JUNE 9, 2022 SCALE: 1" = 50 SHEET 1 OF 1









EAST ELEVATION

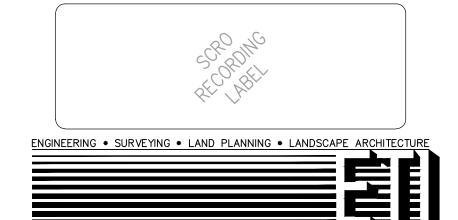






NORTH ELEVATION
N.T.S.

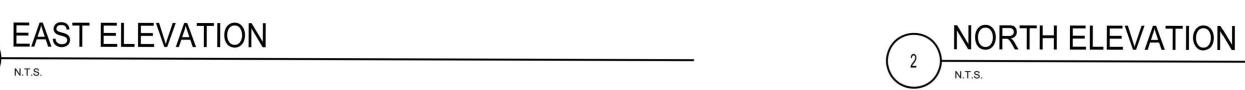
KEY	DESCRIPTION	MANUFACTURER	PRODUCT DESCRIPTION
01	PAINTED SPLIT FACE CMU	SHERWIN WILLIAMS	COLOR: SW 7024 FUNCTIONAL GRAY
02	PAINTED CMU	SHERWIN WILLIAMS	COLOR: SW 7029 AGREEABLE GRAY
03	CABLE SUPPORTED ALUMINUM CANOPIES	MAPES CANOPIES LLC OR APPROVED EQUAL	COLOR: SELECTED BY OWNER
04	METAL FRAMED SLOPED CANOPY	MAPES CANOPIES LLC OR APPROVED EQUAL	COLOR: SELECTED BY OWNER
05	TEXTURED STUCCO FINISH	PAREX USA	COLOR: MATCH BLUE SIGN COLOR TEXTURE: LIGHT/FINE TEXTURE
06	GUTTERS, DOWNSPOUTS, CONDUCTOR HEADS	-	COLOR: DARK BRONZE



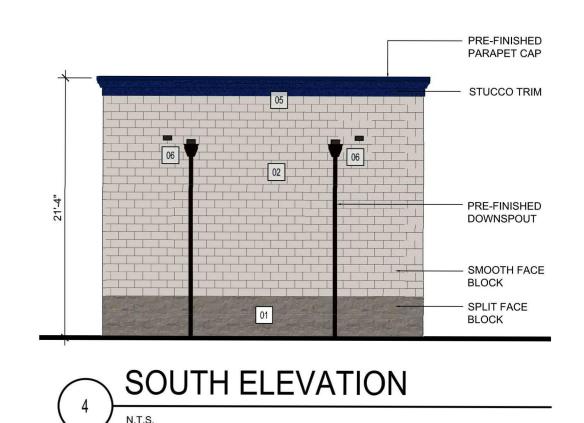
1755 LYNNFIELD ROAD, SUITE 100 . MEMPHIS, TENNESSEE 38119 . (901)758-0400 . ETICORP.COM

DRAINAGE BASIN: FLETCHER	12-A			
FINAL PLAT	CAR W	ASH 1	TUNNEL	BUILDING ELEVATIONS
APPLING / I-40 PD, AREA 'A	N', LOT 2, PHA	SE 2	CENTU	RY EXPRESS CAR WASH
CASE NUMBER:		FORM	ER CASE NU	JMBERS:
MEMPHIS, TENNESSEE		•		
NUMBER OF LOTS: 01	ACREAGE: 4.03 A	CRES		WARD OR DISTRICT95_, BLOCK400_, PARCEL627_
DEVELOPER: CENTURY EXPRESS CAI 527 HALLE PARK DRIVE COLLIERVILLE, TN. 3810		ENGIN	1755 L	DRPORATION YNNFIELD ROAD, SUITE 100 HIS, TN. 38119
100-YEAR FLOOD ELEVATION: 271.3	FEMA MAP PANEL 47157C0304G	NUMBE	R:	FEMA MAP DATE: FEBRUARY 6, 2013
DATE: JUNE 9, 2022	SCALE: 1" = 30			SHEET 3 OF 6



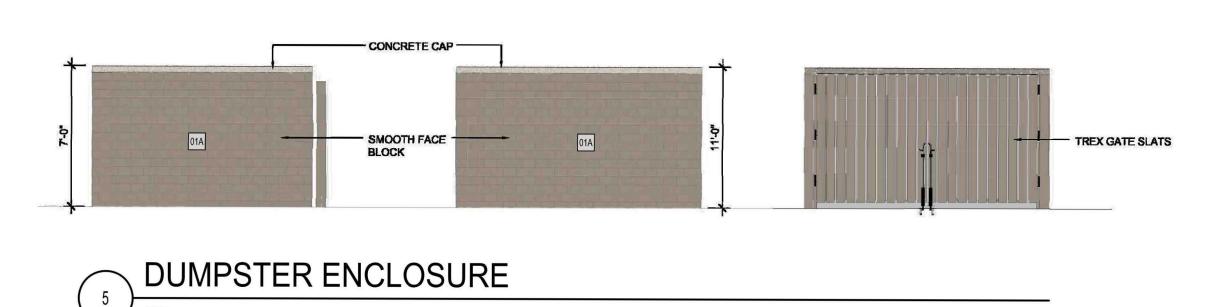






MAT

VENDING



KEY	DESCRIPTION	MANUFACTURER	PRODUCT	DESCRIPTION
01	PAINTED SPLIT FACE CMU	SHERWIN WILLIAMS	COLOR:	SW 7024 FUNCTIONAL GRAY
02	PAINTED CMU	SHERWIN WILLIAMS	COLOR:	SW 7029 AGREEABLE GRAY
03	CABLE SUPPORTED ALUMINUM CANOPIES	MAPES CANOPIES LLC OR APPROVED EQUAL	COLOR:	SELECTED BY OWNER
04	METAL FRAMED SLOPED CANOPY	MAPES CANOPIES LLC OR APPROVED EQUAL	COLOR:	SELECTED BY OWNER
05	TEXTURED STUCCO FINISH	PAREX USA	COLOR: TEXTURE:	MATCH BLUE SIGN COLOR LIGHT/FINE TEXTURE
06	GUTTERS, DOWNSPOUTS, CONDUCTOR HEADS	-	COLOR:	DARK BRONZE

DRAINAGE BASIN: FLETCHER 12-A

DEVELOPER: CENTURY EXPRESS CAR WASH

PRE-FINISHED

PARAPET CAP

STUCCO TRIM

SIGNAGE BY

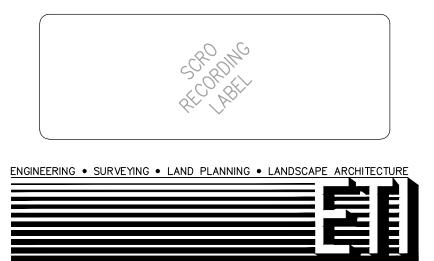
- OVERHEAD DOOR

SMOOTH FACE

BLOCK

– SPLIT FACE BLOCK

OWNER



FINAL PLAT PA	AY HOUSE BUILDING	& TRASH ENCLOSUR	E ELEVATIONS
APPLING / I-40 PD, AREA	'A', LOT 2, PHASE 2	CENTURY EXPRES	S CAR WASH
CASE NUMBER:	FORM	IER CASE NUMBERS:	
MEMPHIS, TENNESSEE			
NUMBER OF LOTS: 01	ACREAGE: 4.03 ACRES	WARD OR DIST BLOCK <u>400</u> , F	

ENGINEER: ETI CORPORATION

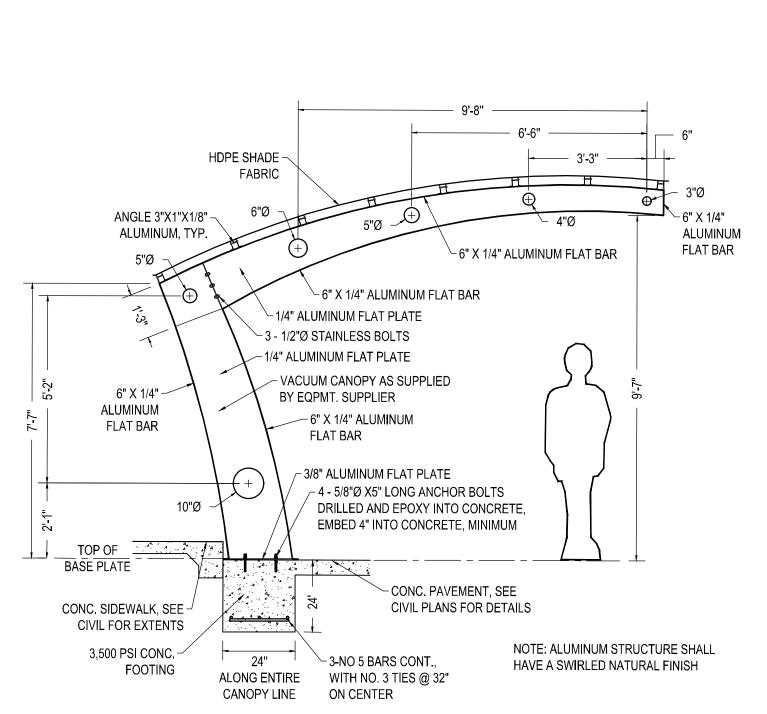
527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107 TO MEMPHIS, TN. 38119

100-YEAR FLOOD ELEVATION: FEMA MAP PANEL NUMBER: FEMA MAP DATE: 47157C0304G FEBRUARY 6, 2013

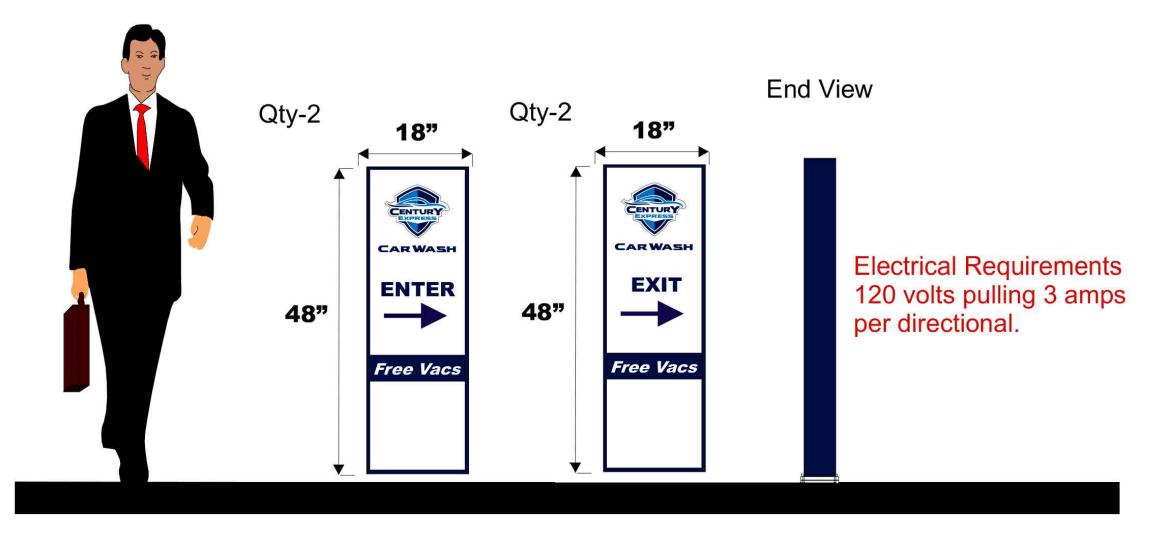
DATE: JUNE 9, 2022 SCALE: 1" = 30 SHEET 4 OF 6

17**'** CARWASH 17" 17' QTY-1 17" CARWASH

ROADWAY POLE SIGN NOT TO SCALE



VACUUM STATION BOOM STRUCTURE W/ITH CANOPY DETAIL SCALE: 3/8" = 1'-0"



BUILDING SIGNS & LOGO

NOT TO SCALE

INTERNALLY ILLUMINATE DIRECTIONAL SIGN ELEVATIONS NOT TO SCALE



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1755 LYNNFIELD ROAD, SUITE 100 . MEMPHIS, TENNESSEE 38119 . (901)758-0400 . ETICORP.CC

DRAINAGE BASIN: FLETCHER 12-A

DRAINAGE BASIN: FLETCHER 12-A				
FINAL PLAT				SIGN DETAILS
APPLING / I-40 PD, AREA 'A	', LOT 2, PHA	SE 2	CENTU	RY EXPRESS CAR WASH
CASE NUMBER:		FORM	ER CASE NU	JMBERS:
MEMPHIS, TENNESSEE				
NUMBER OF LOTS: 01	ACREAGE: 4.03 A	CRES		WARD OR DISTRICT <u>95</u> , BLOCK <u>400</u> , PARCEL <u>627</u>
DEVELOPER: CENTURY EXPRESS CAI 527 HALLE PARK DRIVE COLLIERVILLE, TN. 3810		ENGINE	1755 L	DRPORATION YNNFIELD ROAD, SUITE 100 HIS, TN. 38119
100-YEAR FLOOD ELEVATION: 271.3	FEMA MAP PANEL 47157C0304G	NUMBE	R:	FEMA MAP DATE: FEBRUARY 6, 2013
DATE: JUNE 9, 2022	SCALE: 1" = 30			SHEET 5 OF 6

Uses Permitted:

- A. In the area designated on the outline plan as area "A" the following uses are permitted:
 - 1. Accessory dwelling unit
- 21. Catering
- 2. Group Shelter
- 22. Cleaning: Pick Up Station
- 3. Transitional Home 4. Church
- 5. Day Care
- 23. Financial Services
- 6. Family Care
- 24. Flower Shop 25. Gasoline Sales
- 7. Group Day Care
- 26. General Services 27. Greenhouse
- 8. Lodge, Club
- 28. Music Academy

33. Retail Shop

35. Post Office

32. Drive In Restaurant

36. Telephone Switching Center

37. Lawn and Garden Service

38. Automobile Service Station

39. Assisted Living for the Elderly

(including a nursing home)

34. Veterinary Clinic

29. Offices

- 9. Museum 10. Nursery School
- 30. Personal Service 11. Park 31. Restaurant
- 12. Philanthropic Organization
- 13. Public Building
- Recreation Field
- School
- 16. Studio
- 17. Bakery
- 18. Bank
- 19. Barber Shop
- 20. Business School
- B. In the area designated on the outline plan aa Area "B" the following uses are permitted:
 - 1. Any use permitted in the 'O-G' Zoning District
 - 2. Cleaning Pick-Up Station
 - 3. Office and art supply, display and storage
 - 4. Personal services establishment
 - 5. Photo-Finishing Pick-Up Station
 - 6. Apothecary
 - 7. Day Care Center
 - 8. Health Spa
 - 9. Answering Service
 - 10. Duplicating and Blueprint Shop
 - 11. Computer Sales and Service 12. General Service and Repair
 - 13. Hotel
 - 14. Assisted Living for the Elderly (including a Nursing home)
 - 15. Retail Shop
 - 16. Restaurant
 - 17. Bakery
 - 18. Commercial greenhouse or nursery
 - 19. Service Station (only within the southernmost 300 feet of Area B)
 - 20. Executive Office for Rental Care Facility with Fleet Parking. No maintenance to these vehicles shall be perform at this location, and no sales or rentals to the public shall be conducted at this site.
 - 21. Above ground fuel storage subject to the review and comment from Memphis Fire Department and a review of its location and screening by OPD is permitted in association with Item 20 above.
 - 22. Car and Truck rental to the Public.
- C. No outdoor storage of materials shall be permitted except for greenhouses or nurseries, and the Fleet Parking for #20 above.
- **Bulk Regulations:**
 - A. The bulk regulations of the 'C-L' zoning district shall govern development in Area 'A', with the exception of height, which is regulated by II.D below.
 - B. The bulk regulations of the 'O-G' zoning district shall govern development in Area 'B', with the exception of height, which is regulated in II.D below.
 - C. If Areas 'A' and/or 'B' are developed for assisted living (with or without a nursing home) the Livability Space Ratio of the 'R-ML' District as it relates to multiple family dwellings shall apply.
 - D. Maximum building height. 35 feet except that buildings within 100 feet of residentially developed property along the east property line and any portion of property along the north property line which is developed for residential use shall have a maximum height of 25 feet.

- E. The Enterprise Rental Care Office Building in Area B shall be consistent with the elevations submitted with this application (P.D. 08-318).
- F. Revise and re-record the Outline Plan to shift the north line of Area B southward to coincide with the north line of the Enterprise Rental Car proposal and revise area calculations.
- Circulation, Access, and Parking:
 - A. Dedicate and improve Appling Road to a 114 foot right-of-way.
 - B. Dedicate and Improve Reese Road to 42 feet from the centerline at its intersection with Appling Road and provide transition eastward to 34 feet from centerline subject to the City/County Engineer's approval.
 - C. Internal dedicated streets shall have a minimum right-of-way of 68 feet.
 - D. The locations and design of all curb cuts and dedicated streets providing access to individual parcels of ownership within the planned development shall be subject to the approval of the City/County Engineer.
 - E. No access shall be permitted into adjacent residential development to the east.
 - F. Permit 2 curb cuts per street frontage for Area 'A' onto Appling Road and Reese Road with no curb cut beginning any closer than 300 feet from the centerline of the intersections major arterial.
 - G. Permit 2 curb cuts on to Appling Road to serve Area 'B'.
 - H. Internal circulation shall be provided between all phases and sections. However, if 'A' or 'B' is developed as assisted living for the elderly, internal connection between the assisted living center and commercial or office development shall not be required.
 - I. All private drives within the development shall be constructed to meet the city standards, Minimum drive width shall be 22 feet.
- Landscaping, Screening and Site Lighting:
 - A. A 15 foot wide landscaped area consisting of Plate 'F' shall be provided along Reese Road VIII. and Appling Road. The landscaped area shall be subject to the review and approval of the Office of Planning and Development. A Detailed streetscape plan for the rental car facility in Area B that is consistent with the plans submitted with this application (P.D. 08-318) and acceptable to the Office of Planning and Development shall be submitted with the Final Plan.
 - B. A 25 foot wide landscaped buffer strip shall be provided along the east line of Areas 'A' and 'B'. The buffer shall be subject to the approval of the Office of Planning and Development. A detailed screening and parking lot landscaping plan that may include a sight proof wooden fence, and is consistent with the plans submitted with this application (P.D. 08-318) and acceptable to the Office of Planning and Development shall be submitted with the Final Plan. Minimum height of trees in the buffer area shall be eight (8) feet.
 - C. A minimum of fiver percent of the development shall be landscaped exclusive of the required perimeter or street landscaping.
 - D. Existing trees shall be preserved wherever feasible. The Land Use Control Board may require modification of building and parking areas to preserve specific trees.
 - E. All required landscaping shall be located outside of any easements.
 - F. Light standards shall be limited to the following maximum height:
 - 1. 15 feet high within 100 feet of the east property line.
 - 2. 50 feet except as required above.

filed with the submittal of the Final Plan.

H. Refuse containers shall be completed screened from view of adjacent property.

G. Lighting shall be directed so as not to glare onto residential property.

DATE

- I. The Final Plan shall demonstrate conformance with the Tree Ordinance, an NOI shall be
- J. Area B: Fencing along the Appling frontage, the north, or south property lines shall be shown on the Final Plan, and is subject to the review and approval of the OPD.

- K. Any HVAC equipment shall be screened from public view via landscaping, fencing or architectural features such as a parapet.
- L. All required landscaping shall be irrigated.
- ٧. Drainage:
 - A. All drainage plans to be submitted to City/County engineer(s) for review.
 - B. All drainage emanating on-site shall be private. No easements will be accepted.
 - C. Design of the storm water convergence and management facilities of this project shall be in accordance with the "City of Memphis Drainage Design Manual". The manual requires on-site detention of storm water run-off, generated from this project; which exceeds the capacity of the downstream system. Drainage calculations performed in accordance with this manual shall be submitted verifying that adequate non-building areas have been provided for storm water detention facilities. For information concerning this requirement, please contact the City Engineer's Office.
 - D. This site is located within the boundary of the Fletcher Creek Drainage Basin and is required by ordinance to provide onsite detention of storm water runoff that consider both the 10 and 25 year, 24 hour storm. The applicant should be aware that this ordinance requires that development in this area provide no net loss of flood plain storage as shown on the 1982 FEMA Flood Hazard Boundary Maps.
- VI. Signs:
 - A. Area 'A' shall conform to the sign regulations for the C-L District except that no sign shall be permitted to exceed 200 square foot in area.
 - B. Area 'B' shall conform to the sign regulations for the O-G District.
 - C. Portable and temporary signs shall not be permitted.
- The Land Use Control Board may modify the building setback, access, parking, landscaping and sign requirements if equivalent alternatives are presented.
- A final plan shall be filed within five years of approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.
- Any final plan shall include the following:
 - A. The outline plan conditions.
 - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
 - C. The exact location and dimensions including height of all buildings of buildable areas, parking areas, drives, and required landscaping.
 - D. The number of parking spaces.
 - E. The location and ownership, whether public or private, of any easement.
 - F. A statement conveying all common facilities and areas to a property owner's association of the entity for ownership and maintenance purposes.
 - G. The 100-year elevation.
 - H. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities. The areas denoted by 'Reserved for Storm Water Detention' shall not be used as a building site or filled without first obtaining written permission from the City or County engineer, as applicable. The storm water detention systems located in those areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to, removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning and repair of
- The Consent of succeeding owners of any lots shall not be required to make amendments to the planned development. All property owners within the planned development shall be notified by mail of the proposed amendments.

OWNER'S CERTIFICATE

I, LEROY RATLIFF, DIRECTOR OF CONSTRUCTION OF CENTURY ONE, LLC, THE UNDERSIGNED OWNER OF THE PROPERTY SHOWN, HEREBY ADOPT THIS PLAT AS MY PLAN OF DEVELOPMENT AND DEDICATE THE STREETS, RIGHT-OF-WAY, AND GRANT THE EASEMENTS AS SHOWN AND/OR DESCRIBED TO PUBLIC USE FOREVER. I CERTIFY THAT I AM ARE THE OWNER OF THE SAID PROPERTY IN FEE SIMPLE, DULY AUTHORIZED TO ACT, AND THAT SAID PROPERTY IS NOT ENCUMBERED BY ANY TAXES WHICH HAVE BECOME DUE AND PAYABLE.

LEROY RATLIFF DIRECTOR OF CONSTRUCTION CENTURY ONE, LLC

NOTARY CERTIFICATE

STATE OF TENNESSEE. SHELBY COUNTY

BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID STATE OF TENNESSEE AND SHELBY COUNTY AT THE CITY OF MEMPHIS, DULY COMMISSIONED AND QUALIFIED, PERSONALLY APPEARED LEROY RATLIFF WITH WHOM I AM PERSONALLY ACQUAINTED, AND WHO UPON HER OATH ACKNOWLEDGED HIMSELF TO BE DIRECTOR OF CONSTRUCTION CENTURY ONE, LLC, THE WITHIN NAMED BARGAINER, AND THAT HE/SHE EXECUTED THE FOREGOING INSTRUMENT FOR THE PURPOSE THEREIN CONTAINED.

OTARY PUBLIC	
V COMMISSION EXPIRES	

SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THIS A CATEGORY I SURVEY AND THAT THE PRECISION OF THE UNADJUSTED SURVEY IS 1:10,000 OR GREATER; THAT THIS PLAT HAS BEEN PREPARED BY ME OR UNDER MY INDIVIDUAL SUPERVISION AND CONFORMS WITH APPLICABLE STATE LAWS, THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, AND SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT RELATING TO THE PRACTICE OF SURVEYING.

DATE ??/??/21

DATE ??/??/21

ETI CORPORATION 1755 LYNNFIELD ROAD, SUITE 100 MEMPHIS, TENNESSEE 38119

BY: CHRISTOPHER E. PERRY, RLS

TENNESSEE LICENSE NO. 2021

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT, IS IN CONFORMANCE WITH THE DESIGN REQUIREMENTS OF THE MEMPHIS AND SHELBY COUNTY UNIFIED DEVELOPMENT CODE, THE SPECIFIC CONDITIONS IMPOSED ON THIS DEVELOPMENT, AND TAKES INTO ACCOUNT ALL APPLICABLE FEDERAL, STATE, AND LOCAL BUILDING LAWS AND REGULATIONS.

ETI CORPORATION

1755 LYNNFIELD ROAD, SUITE 100

BY: MATTHEW DAVID WOLFE . P.E.

TENNESSEE LICENSE NO. 105709

MEMPHIS, TENNESSEE 38119

OFFICE OF PLANNING AND DEVELOPMENT CERTIFICATE

CITY / COUNTY ENGINEER

THIS FINAL PLAT CONFORMS WITH THE UNIFIED DEVELOPMENT CODE AND WAS APPROVED BY THE LAND USE CONTROL BOARD ON

DATE ADMINISTRATOR OF PLANNING AND DEVELOPMENT

> ENGINEERING • SURVEYING • LAND PLANNING • LANDSCAPE ARCHITECTURE I755 LYNNFIELD ROAD, SUITE 100 • MEMPHIS, TENNESSEE 38119 • (901)758-0400 • ETICORP.

DRAINAGE BASIN: FLETCHER 12-A

FINAL PLAT WRITTEN CONDITIONS & SIGNATURE BLOCKS

APPLING / I-40 PD, AREA 'A', LOT 2, PHASE 2 CENTURY EXPRESS CAR WASH FORMER CASE NUMBERS: CASE NUMBER: MEMPHIS, TENNESSEE

NUMBER OF LOTS: 01 ACREAGE: 4.03 ACRES WARD OR DISTRICT 95, BLOCK <u>400</u>, PARCEL <u>627</u> DEVELOPER: CENTURY EXPRESS CAR WASH **ENGINEER: ETI CORPORATION**

1755 LYNNFIELD ROAD, SUITE 100 527 HALLE PARK DRIVE COLLIERVILLE, TN. 38107 MEMPHIS, TN. 38119

FEMA MAP PANEL NUMBER: FEMA MAP DATE: 100-YEAR FLOOD ELEVATION: **FEBRUARY 6, 2013** 271.3 47157C0304G DATE: JUNE 9, 2022 SCALE: SHEET 6 OF 6

I. Uses Permitted:

A. In the area designated on the outline plan as area "A" the following uses are permitted:

Accessory dwelling unit
 Group Shelter
 Cleaning: Pick Up Station
 Transitional Home
 Financial Services
 Church
 Flower Shop
 Gasoline Sales
 Family Care
 General Services

Group Day Care
 Lodge, Club
 Museum
 Greenhouse
 Music Academy
 Offices

Nursery School
 Personal Service
 Park
 Restaurant
 Philanthropic Organization
 Drive In Restaurant

13. Public Building14. Recreation Field33. Retail Shop34. Veterinary Clinic

School
 Studio
 Telephone Switching Center
 Bakery
 Lawn and Garden Service
 Bank
 Automobile Service Station
 Barber Shop
 Assisted Living for the Elderly
 Business School
 Including a nursing home)

- B. In the area designated on the outline plan aa Area "B" the following uses are permitted:
 - 1. Any use permitted in the 'O-G' Zoning District
 - 2. Cleaning Pick-Up Station
 - 3. Office and art supply, display and storage
 - 4. Personal services establishment
 - 5. Photo-Finishing Pick-Up Station
 - 6. Apothecary
 - 7. Day Care Center
 - 8. Health Spa
 - 9. Answering Service
 - 10. Duplicating and Blueprint Shop
 - 11. Computer Sales and Service
 - 12. General Service and Repair
 - 13. Hotel
 - 14. Assisted Living for the Elderly (including a Nursing home)
 - 15. Retail Shop
 - 16. Restaurant
 - 17. Bakery
 - 18. Commercial greenhouse or nursery
 - 19. Service Station (only within the southernmost 300 feet of Area B)
 - 20. Executive Office for Rental Care Facility with Fleet Parking. No maintenance to these vehicles shall be perform at this location, and no sales or rentals to the public shall be conducted at this site.
 - 21. Above ground fuel storage subject to the review and comment from Memphis Fire Department and a review of its location and screening by OPD is permitted in association with Item 20 above.
 - 22. Car and Truck rental to the Public.
- C. No outdoor storage of materials shall be permitted except for greenhouses or nurseries, and the Fleet Parking for #20 above.
- II. Bulk Regulations:
 - A. The bulk regulations of the 'C-L' zoning district shall govern development in Area 'A', with the exception of height, which is regulated by II.D below.
 - B. The bulk regulations of the 'O-G' zoning district shall govern development in Area 'B', with the exception of height, which is regulated in II.D below.
 - C. If Areas 'A' and/or 'B' are developed for assisted living (with or without a nursing home) the Livability Space Ratio of the 'R-ML' District as it relates to multiple family dwellings shall apply.
 - D. Maximum building height. 35 feet except that buildings within 100 feet of residentially developed property along the east property line and any portion of property along the north property line which is developed for residential use shall have a maximum height of 25 feet.

- E. The Enterprise Rental Care Office Building in Area B shall be consistent with the elevations submitted with this application (P.D. 08-318).
- F. Revise and re-record the Outline Plan to shift the north line of Area B southward to coincide with the north line of the Enterprise Rental Car proposal and revise area calculations.
- III. Circulation, Access, and Parking:
 - A. Dedicate and improve Appling Road to a 114 foot right-of-way.
 - B. Dedicate and Improve Reese Road to 42 feet from the centerline at its intersection with Appling Road and provide transition eastward to 34 feet from centerline subject to the City/County Engineer's approval.
 - C. Internal dedicated streets shall have a minimum right-of-way of 68 feet.
 - D. The locations and design of all curb cuts and dedicated streets providing access to individual parcels of ownership within the planned development shall be subject to the approval of the City/County Engineer.
 - E. No access shall be permitted into adjacent residential development to the east.
 - F. Permit 2 curb cuts per street frontage for Area 'A' onto Appling Road and Reese Road with no curb cut beginning any closer than 300 feet from the centerline of the intersections major arterial.
 - G. Permit 2 curb cuts on to Appling Road to serve Area 'B'.
 - H. Internal circulation shall be provided between all phases and sections. However, if 'A' or 'B' is developed as assisted living for the elderly, internal connection between the assisted living center and commercial or office development shall not be required.
 - I. All private drives within the development shall be constructed to meet the city standards, Minimum drive width shall be 22 feet.
- IV. Landscaping, Screening and Site Lighting:
 - A. A 15 foot wide landscaped area consisting of Plate 'F' shall be provided along Reese Road and Appling Road. The landscaped area shall be subject to the review and approval of the Office of Planning and Development. A Detailed streetscape plan for the rental car facility in Area B that is consistent with the plans submitted with this application (P.D. 08-318) and acceptable to the Office of Planning and Development shall be submitted with the Final Plan.
 - B. A 25 foot wide landscaped buffer strip shall be provided along the east line of Areas 'A' and 'B'. The buffer shall be subject to the approval of the Office of Planning and Development. A detailed screening and parking lot landscaping plan that may include a sight proof wooden fence, and is consistent with the plans submitted with this application (P.D. 08-318) and acceptable to the Office of Planning and Development shall be submitted with the Final Plan. Minimum height of trees in the buffer area shall be eight (8) feet.
 - C. A minimum of fiver percent of the development shall be landscaped exclusive of the required perimeter or street landscaping.
 - D. Existing trees shall be preserved wherever feasible. The Land Use Control Board may require modification of building and parking areas to preserve specific trees.
 - E. All required landscaping shall be located outside of any easements.
 - F. Light standards shall be limited to the following maximum height:
 - 1. 15 feet high within 100 feet of the east property line.
 - 2. 50 feet except as required above.
 - G. Lighting shall be directed so as not to glare onto residential property.
 - H. Refuse containers shall be completed screened from view of adjacent property.
 - I. The Final Plan shall demonstrate conformance with the Tree Ordinance, an NOI shall be filed with the submittal of the Final Plan.
 - J. Area B: Fencing along the Appling frontage, the north, or south property lines shall be shown on the Final Plan, and is subject to the review and approval of the OPD.

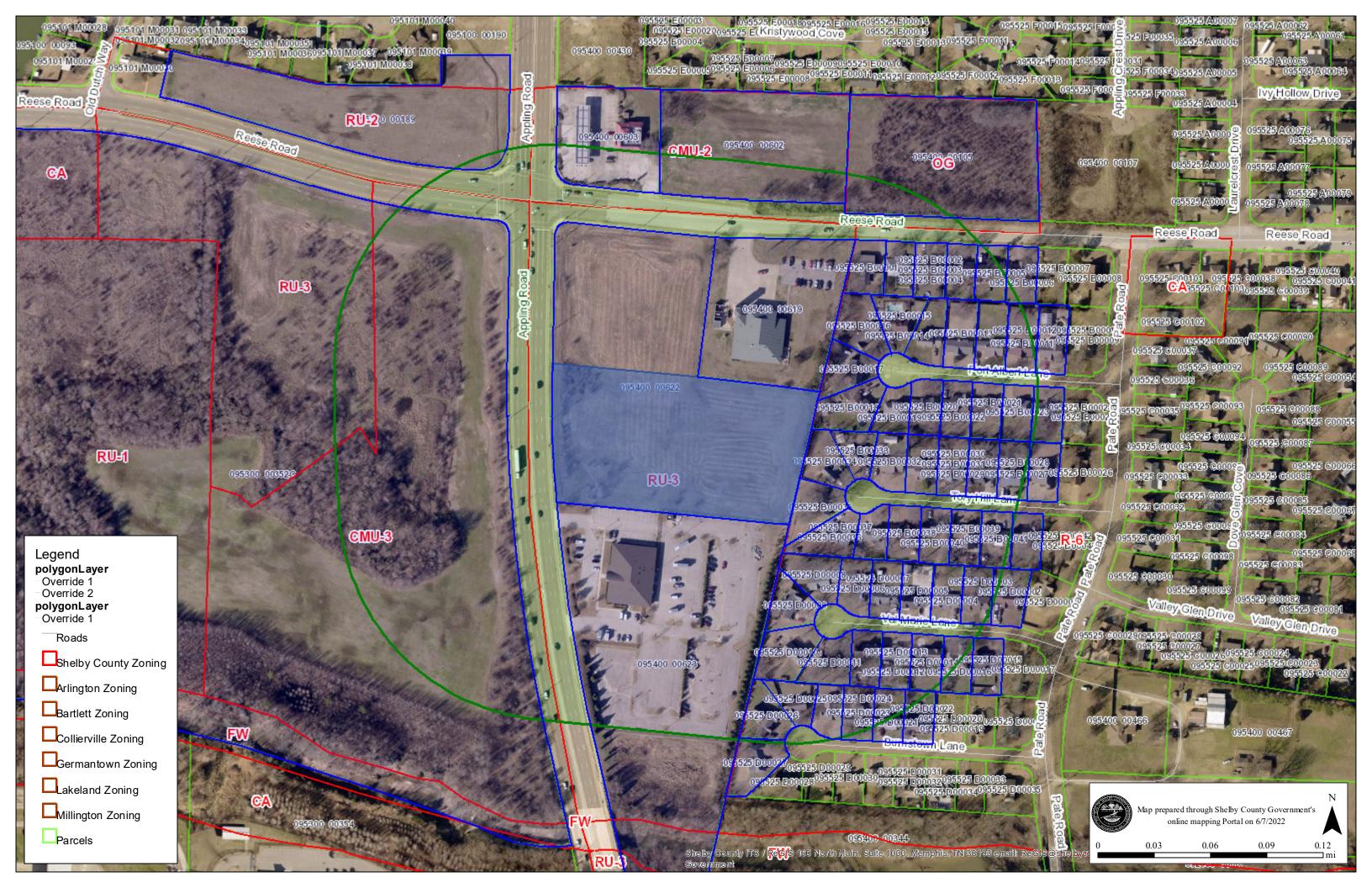
- K. Any HVAC equipment shall be screened from public view via landscaping, fencing or architectural features such as a parapet.
- L. All required landscaping shall be irrigated.

V. Drainage:

- A. All drainage plans to be submitted to City/County engineer(s) for review.
- B. All drainage emanating on-site shall be private. No easements will be accepted.
- C. Design of the storm water convergence and management facilities of this project shall be in accordance with the "City of Memphis Drainage Design Manual". The manual requires on-site detention of storm water run-off, generated from this project; which exceeds the capacity of the downstream system. Drainage calculations performed in accordance with this manual shall be submitted verifying that adequate non-building areas have been provided for storm water detention facilities. For information concerning this requirement, please contact the City Engineer's Office.
- D. This site is located within the boundary of the Fletcher Creek Drainage Basin and is required by ordinance to provide onsite detention of storm water runoff that consider both the 10 and 25 year, 24 hour storm. The applicant should be aware that this ordinance requires that development in this area provide no net loss of flood plain storage as shown on the 1982 FEMA Flood Hazard Boundary Maps.

VI. Signs:

- A. Area 'A' shall conform to the sign regulations for the C-L District except that no sign shall be permitted to exceed 200 square foot in area.
- B. Area 'B' shall conform to the sign regulations for the O-G District.
- C. Portable and temporary signs shall not be permitted.
- VII. The Land Use Control Board may modify the building setback, access, parking, landscaping and sign requirements if equivalent alternatives are presented.
- VIII. A final plan shall be filed within five years of approval of the Outline Plan. The Land Use Control Board may grant extensions at the request of the applicant.
- IX. Any final plan shall include the following:
 - A. The outline plan conditions.
 - B. A standard subdivision contract as defined by the Subdivision Regulations for any needed public improvements.
 - C. The exact location and dimensions including height of all buildings of buildable areas, parking areas, drives, and required landscaping.
 - D. The number of parking spaces.
 - E. The location and ownership, whether public or private, of any easement.
 - F. A statement conveying all common facilities and areas to a property owner's association of the entity for ownership and maintenance purposes.
 - G. The 100-year elevation.
 - H. The following note shall be placed on the final plat of any development requiring on-site storm water detention facilities. The areas denoted by 'Reserved for Storm Water Detention' shall not be used as a building site or filled without first obtaining written permission from the City or County engineer, as applicable. The storm water detention systems located in those areas, except for those parts located in a public drainage easement, shall be owned and maintained by the property owner and/or property owners' association. Such maintenance shall be performed so as to ensure that the system operates in accordance with the approved plan on file in the City/County Engineer's Office. Such maintenance shall include, but not be limited to, removal of sedimentation, fallen objects, debris and trash, mowing, outlet cleaning and repair of drainage structures.
- X. The Consent of succeeding owners of any lots shall not be required to make amendments to the planned development. All property owners within the planned development shall be notified by mail of the proposed amendments.



City Hall - 125 N. Main Street, Suite 468 - Memphis, Tennessee 38103 - (901) 636-6619

Property Owner's Affidavit

Memphis and Shelby County Unified Development Code Section 12.3.1

Signature of Notary Public

OWNER: Includes the holder of legal title as well as holders of any equitable interest, such as trust beneficiaries, contract purchasers, option holders, lessees under leases having an unexpired term of at last ten years, and the like. Whenever a statement of ownership is required by the Memphis and Shelby County Unified Development Code, full disclosure of all legal and equitable interest in the property is required. Memphis and Shelby County Unified Development Code Section 12.3.1.

I, LLC NE, LEROY, state that I have	e read the definition of "Ow	ner" as outlined in the		
Memphis and Shelby County Unified Development Code Section 1:	2.3.1 and hereby state that	(select applicable box):		
I am the owner of record as shown on the current tax rolls of to of record as shown in the mortgage records of the county Reg mortgagee or vendee in possession; or I have a freehold or lead	gister of Deeds; purchaser i	under a land contract; a		
I have charge, care or control of the premises as trustee, agent, executor, administrator, assignee, receiver, guardian or lessee (and have included documentation with this affidavit)				
of the property located atAppling and Reese Road, Memphis	ΓN 38125	and further		
identified by Assessor's Parcel Number095400 00622	for which an	application is being made		
to the Division of Planning and Development.		STATE STATE		
Subscribed and sworn to (or affirmed) before me this	day of 	STATE OF TENNESSEE IN the NOTARY PUBLIC		
Mislima Corean	November Ol,	2025		

My Commission Expires

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095400 00623 - PINGREE 2000 REAL ESTATE HOLDINGS LLC
095400 00622 - EARTH VENTURES
095300 00352C - TENNESSEE DMO PROPERTY HOLDINGS LLC
095400 00603 - MACS CONVENIENCE STORES LLC
095400 00602 - HIS GRACE LLC
095525 B00005 - QUINTANA CARLOS A
095525 B00006 - ALIZADEGAN G REZA
095525 B00036 - CAVE DANNA R AND NANCY L CAVE
095525 B00039 - VELASQUEZ GLORIA E & AMADOR MIRANDA
095525 D00009 - 7500 VAL MARIE LANE TRUST
095525 D00011 - CHAMBERS MIRIKA K
095525 D00014 - DIELISSEN ROBERT R
095525 D00025 - MCMILLEN JAMES W & JUDY H
095525 D00024 - WHITFIELD JOE L JR & MANDY L SIMS
095525 D00027 - TERRY NORMAN F AND CINDY M TERRY
095525 B00035 - GLOVER JAMES M JR & ANGELYNN
095525 B00017 - CRESTCORF ILLI C
095525 B00015 - MCLAURIN MICHELLE I
095400 00105 - HERBS FOR HUMANITY
095525 B00001 - THORNE JOHN A AND CHARLES HARTNESS JR
095525 B00002 - BOLANOS SAUL & ARACELI ZAMORA
095525 B00003 - CASTELAN JUAN & BERTHA BAUTISTA
095525 B00004 - BALLARD CURTIS L
```

095525 B00014 - KEHAULANI PROPERTIES LLC

095525 B00013 - CRANFORD KAYLA

095525 B00012 - PEAN CARL F & MORIED 095525 B00011 - WIGGISON ANGELA AND ANTHONY C THORN 095525 B00010 - RODRIGUEZ JOSE F AND JOSE A RODRIGUEZ 095525 B00020 - HOLLOWAY BRIAN 095525 B00019 - GILLILAND CLYDE H JR & HILDA J 095525 B00022 - DAVIES BENEDICTA A 095525 B00023 - YAMASA CO LTD 095525 B00024 - CAUSIN EDGAR 095525 B00034 - JONES GERALD & BRIDJET J 095525 B00033 - JULIAN HAROLD P & DOTTIE J 095525 B00032 - CANERDY CHARLES S & MICHELLE R 095525 B00031 - PROGRESS MEMPHIS LLC 095525 B00030 - JOYNER FRANETTA 095525 B00029 - CHAN MICHAEL Y 095525 B00028 - RIVENBARK WILBURN H IV & DIANE S 095525 B00027 - MEDRANO SUGEY 095525 B00037 - ORTIZ OSCAR G & ODARA NAVA 095525 B00038 - PRESSGROVE TANYA R 095525 B00040 - MISCHE SHANNON L

095525 B00041 - RICHARDSON JOHN J & JOANN C

095525 D00006 - SAMARITAN GROUP AHL LLC

095525 D00008 - WILKINSON BRENT AND ANNA GARRISON (RS)

095525 B00042 - LONG JANEL

095525 D00007 - BROOME TYLER

095525 D00005 - NASH CEDRIC

095525 D00004 - MURILLO ARTURO R & ARCELL RAMIREZ

095525 D00003 - FOGERTY SHANNON K

095525 D00010 - HILL KENNETH & VALERIE

095525 D00012 - RJ REAL ESTATE HOLDINGS GP

095525 D00013 - MORALES ROBERTO

095525 D00015 - BEAU KAT-1 LLC

095525 D00016 - BEAU KAT-1 LLC

095525 D00026 - MAIER THOMAS A

095525 D00022 - BUNCH BYRON E & CLAUDIA A

095525 D00021 - OSBORN ANDREW W

095525 B00016 - TRIGGS KINA E

095525 D00002 - SOVEREIGN SEAGULL MEMPHIS LLC

095400 00619 - CITY OF MEMPHIS

095100 00189 - SKL COMPANY THE

095525 D00023 - PECK FRANCES Y

095525 B00018 - CSMA BLT LLC

095525 B00021 - NGUYEN LAM M

PINGREE 2000 REAL ESTATE HOLDINGS LLC CHAMBERS MIRIKA K **BOLANOS SAUL & ARACELI ZAMORA** 600 CORPORATE PARK DR # 7509 VAL MARIE LN # 7521 REESE RD # SAINT LOUIS MO 63105 MEMPHIS TN 38133 MEMPHIS TN 38133 EARTH VENTURES DIELISSEN ROBERT R CASTELAN JUAN & BERTHA BAUTISTA 3800 NEW GETWELL RD # 3000 DANVILLE BLVD #224 6749 OAKMOOR CIR N MEMPHIS TN 38118 ALAMO CA 94507 BARTLETT TN 38135 MCMILLEN JAMES W & JUDY H TENNESSEE DMO PROPERTY HOLDINGS LLC BALLARD CURTIS L 3170 S 900 WEST # 7502 BURNSTOWN LN # 7535 REESERD # SALT LAKE CITY UT 84119 MEMPHIS TN 38133 MEMPHIS TN 38133 MACS CONVENIENCE STORES LLC WHITFIELD JOE L JR & MANDY L SIMS KEHAULANI PROPERTIES LLC PO BOX 347 # 7508 BURNSTOWN LN # PO BOX 583 COLUMBUS IN 47202 MEMPHIS TN 38133 SPRING HILL TN 37174 HIS GRACE LLC TERRY NORMAN F AND CINDY M TERRY CRANFORD KAYLA 1020 CENTER RIDGE RD # COLLIERVILLE TN 38017 5451 STEPHEN FOREST RD # 7536 PORT ALBERT LN # MEMPHIS TN 38141 MEMPHIS TN 38133 QUINTANA CARLOS A GLOVER JAMES M JR & ANGELYNN PEAN CARL F & MORIED 7541 REESE RD # 7505 TORY HILL LN # 7627 TAGG DR # MEMPHIS TN 38133 **GERMANTOWN TN 38138** MEMPHIS TN 38133 CRESTCORE II LLC WIGGISON ANGELA AND ANTHONY C THORN ALIZADEGAN G REZA 3694 ELBA CV # 4435 SUMMER AVE # 7550 PORT ALBERT LN # MEMPHIS TN 38133 MEMPHIS TN 38122 MEMPHIS TN 38133 MCLAURIN MICHELLE I 7520 PORT ALBERT LN # CAVE DANNA R AND NANCY L CAVE RODRIGUEZ JOSE F AND JOSE A RODRIGUEZ 7511 TROY HILL LN # 7558 PORT ALBERT LN # MEMPHIS TN 38133 MEMPHIS TN 38133 MEMPHIS TN 38133 VELASQUEZ GLORIA E & AMADOR MIRANDA HERBS FOR HUMANITY **HOLLOWAY BRIAN** 7531 TORY HILL LN # 7542 DEXTER GROVE DR # 693 W 20 S MEMPHIS TN 38133 CORDOVA TN 38016 LINDON UT 84042

7500 VAL MARIE LANE TRUST

9234 KINGSTON PIKE #A

KNOXVILLE TN 37922

THORNE JOHN A AND CHARLES HARTNESS JR
555 TRIBAL LAND CV #
COLLIERVILLE TN 38017

GILLILAND CLYDE H JR & HILDA J
7521 PORT ALBERT LN #
MEMPHIS TN 38133

DAVIES BENEDICTA A 7543 PORT ALBERT LN # MEDRANO SUGEY 7554 TORY HILL LN # MEMPHIS TN 38133 MURILLO ARTURO R & ARCELL RAMIREZ 7532 VAL MARIE LN # MEMPHIS TN 38133 MEMPHIS TN 38133 YAMASA CO LTD ORTIZ OSCAR G & ODARA NAVA FOGERTY SHANNON K
PO BOX 4090 # 7517 TORY HILL LN # 7538 VAL MARIE LN # 7517 TORY HILL LN # 7538 VAL MARIE LN # MEMPHIS TN 38133 SCOTTSDALE AZ 85261 MEMPHIS TN 38133 PRESSGROVE TANYA R 7523 TORY HILL LN # MEMPHIS TN 38133 CAUSIN EDGAR HILL KENNETH & VALERIE 7510 2ND AVE E 7501 VAL MARIE LN # SEATTLE WA 98115 MEMPHIS TN 38133 MISCHE SHANNON L 7537 TORY HILL LN # MEMPHIS TN 38133 JONES GERALD & BRIDJET J 7508 TORY HILL LN # RJ REAL ESTATE HOLDINGS GP 5099 OLD SUMMER RD #C BARTLETT TN 38133 MEMPHIS TN 38122 JULIAN HAROLD P & DOTTIE J RICHARDSON JOHN J & JOANN C 7512 TORY HILL LN # 7545 TORY HILL LN # MEMPHIS TN 38133 MEMPHIS TN 38133 MORALES ROBERTO 7523 VAL MARIE LN # MEMPHIS TN 38133 CANERDY CHARLES S & MICHELLE R LONG JANEL BEAU KAT-1 LLC 7553 TORY HILL LN # 7518 TORY HILL LN # PO BOX 382296 # MEMPHIS TN 38133 MEMPHIS TN 38133 **GERMANTOWN TN 38183** PROGRESS MEMPHIS LLC
PO BOX 4090
SCOTTSDALE AZ 85261
WILKINSON BRENT AND ANNA GARRISON (RS)
7504 VAL MARIE LN #
PO BOX 382296
MEMPHIS TN 38133
BEAU KAT-1 LLC
PO BOX 382296
GERMANTOWN TN PO BOX 382296 # **GERMANTOWN TN 38183** BROOME TYLER 7512 VAL MARIE LN JOYNER FRANETTA MAIER THOMAS A 7532 TORY HILL LN # 7498 BURNSTOWN LN # MEMPHIS TN 38133 BARTLETT TN 38133 MEMPHIS TN 38133 CHAN MICHAEL Y 9215 MARSHALL ST # ROSEMEAD CA 91770 SAMARITAN GROUP AHL LLC BUNCH BYRON E & CLAUD 31878 DEL OBISPO ST #118-322 7520 BURNSTOWN LN # BUNCH BYRON E & CLAUDIA A SAN JUAN CAPISTRANO CA 92675 MEMPHIS TN 38133

RIVENBARK WILBURN H IV & DIANE S NASH CEDRIC 7548 TORY HILL LN # MEMPHIS TN 38133

7526 VAL MARIE LN # MEMPHIS TN 38133

OSBORN ANDREW W 7528 BURNSTOWN LN # MEMPHIS TN 38133

TRIGGS KINA E 7516 PORT ALBERT LN # MEMPHIS TN 38133

SOVEREIGN SEAGULL MEMPHIS LLC 4044 GEORGE BUSBEE PKWY ## 8112 KENNESAW GA 30144

CITY OF MEMPHIS 125 N MAIN ST # MEMPHIS TN 38103

SKL COMPANY THE 3800 NEW GETWELL RD # MEMPHIS TN 38118

PECK FRANCES Y 17517 LORIE ANN LN #300 CERRITOS CA 90703

CSMA BLT LLC 1850 PARKWAY PL #900 MARIETTA GA 30067

NGUYEN LAM M 1055 RIVER RD #802 EDGEWATER NJ 7020

LAND USE OWNERSHIP DISCLOSURE

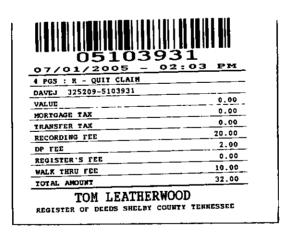
Please identify every person who has an ownership interest of 10% or more in the subject application whether they be the current owners, the contract buyers, or the lenders. If current owner or contract buyer are public corporations, please note the fact and list no other owners. Only lenders which are not institutions (banks, saving and loans or credit unions) need be listed.

	NAMES	ADDRESSES
CURRENT OWNERS	Earth Ventures	3800 New Getwell Road, Memphis TN 38118
CONTRACT <u>OWNERS/BUYERS</u>	Century Express Car Wash	_527 Halle Park Drive, Collierville
NON-INSTITUTIONAL LENDERS INCLUDING SELLER(S) IF THE PENDING SALE IS OWNER FINANCED		



Tom Leatherwood Shelby County Register

As evidenced by the instrument number shown below, this document has been recorded as a permanent record in the archives of the Office of the Shelby County Register.



Tom Leatherwood, Shelby County Register of Deeds: Instr. # 05103931

This instrument prepared by and return to: HARKAVY SHAINBERG KAPLAN & DUNSTAN PLC 6060 Poplar Avenue Suite 140 Memphis, Tennessee 38119

QUITCLAIM DEED

KNOW ALL MEN BY THESE PRESENTS THAT, Johnny Chester, Trustee, for and in consideration of the sum of Ten and No/100 Dollars, do(es) hereby bargain, sell, remise, release, quitclaim and convey unto Earth Ventures, a Joint Venture, all his right, title and interest in and to the real estate located in the County of Shelby, State of Tennessee, being more particularly described as follows:

See property description attached hereto as Exhibit A.

This quitclaim deed was prepared without benefit of title search.

IN WITNESS WHEREOF, I have executed this instrument this the _____ day of June, 2005.

Johnny Chester, Trustee
JOHNNY CHESTER, TRUSTEE

STATE OF TENNESSEE COUNTY OF SHELBY

Personally appeared before me, a Notary Public, in and for said State and County, JOHNNY CHESTER, Trustee a within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained in his capacity as Trustee, and as his free act and deed.

WITNESS my hand and Notarial Seal at office this _____ day of June, 2005.

Notary Public

My Commission Explis

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer is \$0.00.

Affiant

_ day of June, 2005.

Notary Public

My Commission Exp

Property Address: Vacant land

Property Tax ID No.
Part of D02-01-79; 95 300 161C
Mail tax notices to:/Property Owner:

Kenneth Markwell, Jr.
4241 Gwynne Road
Memphis, Tennessee 38117
State tax \$0
Register's fee
Recording fee
TOTAL \$

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 05103931

EXHIBIT A

Parcel No. 1:

٠,

Being a part of the Countryside, Inc. Property as recorded in Instrument M4-1469 at the Shelby County Register's Office in Memphis, Tennessee, located in Shelby County, Tennessee and being more particularly described as follows:

Commencing at a point, said point being the northeast corner of the Countryside, Inc. Property as recorded in Instrument M4-3469 at the Shelby County Register's Office, and being on the south line of Reese Road (106 foot right-of-way); thence along said south line S15°04'45"W for a distance of 1, 1779.12 feet to the point of beginning; thence, continuing along said south line of Reese Road S75°50'11"E for a distance of 491.28 feet to a point; thence leaving said south line S15°02'33"W for a distance of 246.64 feet to a point; thence N74°57'27"W for a distance of 491.38 feet to a point; thence N15°04'45"E for a distance of 239.10 feet to the point of beginning and containing 2.74 acres, more or less.

Being the same property conveyed to grantor herein by Warranty Deed of record in Instrument No. CJ 6924 in the Register's Office of Shelby County, Tennessee.

Parcel No. 2:

Part of a tract of land conveyed to County of Shelby a Political Subdivision of the state of Tennessee by Warranty Deed of Record as described in the Register's Office of Shelby County, Tennessee, in the Register's Official Record Book under Instrument Number Book 4684 Page 329, which part being more particularly described as follows:

RIGHT-OF-WAY TO BE RELEASED

Beginning at a point on the proposed south line of Reese Road (84.00 foot proposed right-of-way), said point being S71°12'39"E along the proposed south line of said Reese Road a distance of 140.00 feet to a point; thence S15°20'28"W a distance of 10.35 feet to a point; thence N82°52'30"W a distance of 173.99 feet to a point on the east line of said Appling Road; thence N15°20'28"E along the east line of said Appling Road a distance of 13.00 feet to the point of curvature; thence along a curve to the right having a radius of 30.00 feet, an arc length of 49.68 feet (Chord N61°21'03"E – 44.19 feet) to the point of beginning, containing 4, 607 square feet or 0.106 acres more or less.

It is the intent of this description to describe any of unused right-of-way for Reese Road that lies south of the proposed south right-of-way line of Reese Road (84.00 foot proposed right-of-way), west of the city of Memphis property as shown in Plat Book 184, Page 1 and east of the east line of Appling Road as more particularly shown on the exhibit plat attached hereto.

Tom Leatherwood, Shelby County Register of Deeds: Instr. # 05103931

Being the same property conveyed to grantor herein by Warranty Deed of record in Instrument No. LE 6250 in the Register's Office of Shelby County, Tennessee.

Parcel No. 3:

1 2 4

Beginning at a state highway concrete mon. on the south side of Reese Road and the east right of way of New Appling Road, 106 feet wide, thence south 0 degrees 15 minutes 09 seconds east 191.83 feet to an iron pin being on the east line of New Appling Road at the north end of a curve having a radius of 3674.36 feet to the south end of said curve to a state highway concrete mon., thence S 14° 31' 24" E 628.68 feet along the east side of New Appling Road to a l.p., thence south 87 degrees 48 minutes 12 seconds east 46.66 feet to a l.p., thence north 11 degrees 50 minutes 53 seconds east 1815.32 feet to a i.p. on the south side of Reese Road, thence north 89 degrees 23 minutes 57 seconds west 518.57 feet along Reese Road to a l.p., thence south 82 degrees 20 minutes 55 seconds west 175 feet to the point of beginning. Containing 16.99 acres.

WEST PARCEL: DESCRIBED AS FOLLOWS:

Beginning at a stake on the west side of New Appling Road, 106 feet wide, said point being 1763.73 feet as measured along the East side of New Appling Road, 106 feet wide; from the present south line of Reese Road, said point, being on the north line of the East Lawn Memorial Garden, thence south 87 degrees 48 minutes 12 seconds west 204.84 feet to a l.p., thence south 1 degree 06 minutes 12 seconds east 453.4 feet to an old l.p., thence south 89 degrees 53 minutes 25 seconds west 797.82 feet to an old axle, thence north 0 degrees 12 minutes 25 seconds east 540 feet to an old l.p., thence north 88 degrees 41 minutes west 1112.65 feet to an old l.p., thence north 0 degrees 33 minutes 30 seconds east 660 feet to an old l.p., thence north 88 degrees 11 minutes 34 seconds west 118 feet to a l.p., thence north 0 degrees 33 minutes 30 seconds east 941.86 feet to an old l.p., thence south 88 degrees 25 minutes 21 seconds east 1236.98 feet to an old l.p., thence south 0 degrees 44 minutes 36 seconds east 387.6 feet to a point in the center line of the Old Fletcher Creek, thence along the center line of Old Fletcher Creek the following, north 53 degrees 12 minutes 12 seconds east 73.15 feet, south 61 degrees east 83.4 feet, north 50 degrees east 64 feet, south 26 degrees east 144 feet, south 34 degrees 59 minutes east 254.69 feet, north 66 degrees 28 minutes 46 seconds east 167 feet, north 85 degrees 50 minutes 24 seconds east 140.18 feet, north 85 degrees east 38.46 feet to a l.p., said point being on the west right of way for the New Appling Road, 106 feet wide, said point having a radius of 3780.36 feet, thence southwardly around said curve 507.73 feet to a 1.p. being the south end of said curve, thence south 14 degrees 31 minutes 24 seconds east 596.82 feet along the west line of the New Appling Road to the point of Beginning. Containing 74.4369 acres.

Being the same property conveyed to grantor herein by Warranty Deed of record in Instrument No. J6 1719 in the Register's Office of Shelby County, Tennessee.



City Hall - 125 N. Main Street, Suite 468 - Memphis, Tennessee 38103 - (901) 636-6619

July 25, 2022

Century Express Car Wash Anita Archambeau & Matt Wolf, ETI Corp. 1755 Lynnfield Rd., Ste. 100 Memphis, TN 38119

Sent via electronic mail to: aarchambeau@eticorp.com; mwolfe@eticorp.com;

Planned Development Amendment to Appling/I-40 Planned Development Area 'A'

Case Number: PD 22-016

LUCB Recommendation: Approval with conditions

Dear applicant,

On Thursday, July 14, 2022, the Memphis and Shelby County Land Use Control Board recommended *approval* of your amendment application for the Amendment to Appling/I-40 Planned Development Area 'A' to allow a car wash establishment near the intersection of Appling Rd. and Reese Rd., subject to the attached conditions.

This application will be forwarded, for final action, to the Shelby County Commission. The Commission will review your application in a committee meeting prior to voting on it in a public hearing. The applicant or the applicant's representative(s) shall be in attendance at all meetings and hearings.

It is the applicant's responsibility to contact the Commission Minutes Department to determine when the application is scheduled to be heard at committee and in public session. The Commission Minutes Department may be reached at (901) 222-1031.

If for some reason you choose to withdraw your application, a letter should be mailed to the Land Use and Development Services Department of the Division of Planning and Development at the address provided above or emailed to the address provided below.

If you have questions regarding this matter, please feel free to contact me at (901) 636-6621 or via email at teresa.shelton@memphistn.gov.

Letter to Applicant PD 22-016

Respectfully,

Teresa H. Shelton Municipal Planner

Thisa H. Shitm

Land Use and Development Services
Division of Planning and Development

 ${\sf Cc: Anita\ Archambeau\ \&\ Matt\ Wolfe,\ ETI\ CORP.}$

File

Letter to Applicant PD 22-016

Conditions

1. The final plan shall be re-recorded with amended use conditions.

CITY COUNCIL

WHEREAS, the Board of Light, Gas and Water Commissioners at their meeting on August 17, 2022, approved the employment of Timothy Davis as Vice President, Customer Experience and Energy Services at an annual salary in the amount of \$240,000.00.

WHEREAS, the Ordinances of the City require that the salary or other compensation of any officers, executive management employees, or other employees for MLGW in excess of One Hundred Eighty Thousand dollars (\$180,000.00) be approved by the City Council in advance of employment.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis, that the annual salary in the amount of \$240,000.00 is hereby approved for the employment of Timothy Davis as Vice President, Customer Experience and Energy Services.

EXCERPT

MINUTES OF MEETING

of

BOARD OF LIGHT, GAS AND WATER COMMISSIONERS CITY OF MEMPHIS

held August 17, 2022

The President and CEO has recommended to the Board of Light, Gas and Water Commissioners the employment of Timothy Davis as Vice President, Customer Experience and Energy Services at an annual salary of \$240,000.00.

NOW THEREFORE BE IT RESOLVED BY THE BOARD OF LIGHT, GAS AND **WATER COMMISSIONERS THAT:**

Subject to the consent and approval of the salary by the Council of the City of Memphis, the employment of Timothy Davis as Vice President, Customer Experience and Energy Services to supervise the day-to-day activities of the MLGW customer service organization and all its departments at an annual salary of \$240,000.00 is hereby approved and staff is directed to submit his salary for approval by the City Council.

> I hereby certify that the foregoing is a true copy of a resolution adopted by the Board of Light, Gas and Water Commissioners at a regular - special meeting held on the day of August 20,22, at which a quorum was present.

> > Secretary - Treasurer

SAME DAY MINUTES



Memphis City Council Summary Sheet

1. Description of the Item (Resolution, Ordinance, etc.)

A resolution requesting the approval for the donation of a City owned parcel located at 0 Heard Ave, Memphis, Shelby County, Tennessee and further described as Parcel ID # 043027 00003 to Woodstock Bayou, LLC

- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)
 General Services
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.

N/A

4. State whether this will impact specific council districts or super districts.

District 7/ Super District 8

5. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

N/A

- 6. State whether this requires an expenditure of funds/requires a budget amendment
- 7. If applicable, please list the MWBE goal and any additional information needed

N/A



A resolution requesting the approval for the donation of a City owned parcel located at 0 Heard Ave, Memphis, Shelby County, Tennessee and further described as Parcel ID # 043027 00003 to Woodstock Bayou, LLC

Whereas the City is the owner of a surplus parcel known as 0 Heard Ave (now known as 0 mar Robinson Street), further described as Parcel ID: 043027 00003; and

Whereas 0 Heard Ave was acquired as a delinquent tax parcel by the City of Memphis; and

Whereas Woodstock Bayou LLC is the owner of a landlocked adjacent parcel to the north of 0 Heard known as Parcel ID: 083043 00005; and

Whereas The City is desirous of a trail easement across the entire width of the aforementioned Woodstock Bayou, LLC parcel for use as part of the Wolf River Pedestrian Trail project; and

Whereas the aforementioned trail easement would render much of the Woodstock Bayou, LLC parcel unbuildable; and

Whereas Woodstock Bayou, LLC would be amenable to granting the trail easement in exchange for the road access to Omar Robinson Street which ownership of the parcel at 0 Heard would provide.

Now, therefore be it resolved that the City of Memphis has the authority to sell City owned property at reduced or no cost to adjacent property owners in accordance with Ordinance No. 2-16-1(G);

Be it further resolved, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.



Shelby County Register of Deeds Shelandra Y. Ford

MEMPHIS CITY OF

Parcel Address: 0 HEARD

043027 00003

MEMPHIS 2022 Appraisal: \$42,800

Woodstock Bayou, LLC

Year Built:

4THRU41 Subdivision

DOUGLASS PARK BLK 35

UNKNOWN

950 X 122 Dimensions: Owner Address: 125 N MAIN ST RM 568

MEMPHIS TN

S. H. SOLEM S. P. ST. P

Owner.

Parcel ID:

Tax Distnct:

Lot Number:

Plat BK & PG.

2.661 Total Acres.

38103 2017

P.KHN.

8

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Memphis City Council Summary Sheet

1.	Description of the Item (Resolution, Ordinance, etc.)
A fe	Resolution approving the donation of a city owned property for a nominal see located at 0 Allison Avenue, Memphis TN 38112, Parcel # 044004 00006

- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)
 General Services
- 3. State whether this is a change to an existing ordinance or resolution, if applicable.

 N/A
- 4. State whether this will impact specific council districts or super districts.

District 5 and Super District 9

5. State whether this requires a new contract, or amends an existing contract, if applicable.

N/A

- 6. State whether this requires an expenditure of funds/requires a budget amendment N/A
- 7. If applicable, please list the MWBE goal and any additional information needed N/A



A Resolution approving the donation of city-owned property for a nominal fee located at 0 Allison Avenue, Memphis, TN 38112, Parcel ID# 044004 00006

WHEREAS, the City of Memphis owns the property located at 0 Allison Avenue, Memphis, TN 38112 ("The Property") and is further identified by Shelby County Tax Assessor as Instrument # BT1558 containing 0.172 acres, more or less;

WHEREAS, this property will be donated to the Blight Authority of Memphis (BAM) a quasi-governmental organization whose mission is to help fight blight and abandonment of property in the Memphis and Shelby County area;

WHEREAS, the Blight Authority of Memphis has requested this property to be donated to them for a nominal fee; and

WHEREAS it is deemed to be in the best interest of the citizens of the City of Memphis and County of Shelby that this request be considered subject to the terms and conditions set forth in the Offer to Purchase and in City Ordinance 5637 section 2-16-1(F).

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that the offer made by Blight Authority of Memphis for the above-described property is hereby accepted subject to the City Ordinance 5637, section 2-16-1(F) which states in part, "Property acquired by the City for redevelopment purposes may be conveyed upon such terms and conditions as it deems proper and without regard to the conveyance procedure outlined in subsection A of this section, upon passage of a resolution authorizing such sale or conveyance by the City Council upon first reading, which reading shall be final."

BE IT FURTHER RESOLVED, that subject to the Ordinance, the City of Memphis Real Estate Office shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.



Memphis City Council Summary Sheet

ı.	Description of the Item (Resolution, Ordinance, etc.)
Α	Resolution approving the sale of a city owned parcel known as 0 Calvert
	venue, Memphis, TN 38108, Parcel ID# 043023 00025

- 2. Initiating Party (e.g. Public Works, at request of City Council, etc.)
 General Service
- State whether this is a change to an existing ordinance or resolution, if applicable.
 N/A
- 4. State whether this will impact specific council districts or super districts.

District 7 and Super District 8

 State whether this requires a new contract, or amends an existing contract, if applicable.
 N/A

6. State whether this requires an expenditure of funds/requires a budget amendment

This sale does not require an expenditure of funds or budget amendment.

7. If applicable, please list the MWBE goal and any additional information needed $\,$ N/A $\,$



Council Resolution

A Resolution approving the sale of a city owned parcel known as 0 Calvert Avenue, Memphis, TN 38108, Parcel ID# 043023 00025

WHEREAS, the City of Memphis owns a parcel known as 0 Calvert Avenue, Memphis, TN 38108 ("The Parcel") and is further identified by Shelby County Tax Assessor as Parcel # 043023 00025 containing 0.099 acres, more or less.

WHEREAS, the sale of the subject Parcel will increase the City's General Fund, generate tax revenue, and eliminate blight and maintenance cost for the City of Memphis; and

WHEREAS, Eric Waters, an adjoining property owner submitted an offer of Eight Hundred Dollars (\$800.00) and submitted an earnest money deposit of ten percent equaling \$80.00; and

WHEREAS, is it deemed to be in the best interest of the citizens of the City of Memphis and County of Shelby that said sale be accepted subject to City Ordinance 5637, Amendment to Section 2-291(A) of the City's Code of Ordinance.

NOW, THEREFORE BE IT RESOLVED by the Council of the City of Memphis that the offer made by Eric Waters, on the above described parcel is hereby accepted subject to the City Ordinance 5637, Amendment to Chapter 2, Article V, Division 2, Section 1, Section 2-291(A)1 which states in part, "The city real estate manager shall place a value on all properties being considered for sale in a manner herein determined and on all properties having an estimated and probable value of \$10,000.00 or less and manager shall place a value without obtaining an independent appraisal."

BE IT FURTHER RESOLVED, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.



Shelby County Register of Deeds Shelandra Y. Ford

CITY OF MEMPHIS

Owner:

Parcel ID: Parcel Address: 0 CALVERT 043023 00025

Tax District: 2022 Appraisal: \$3,500 MEMPHIS

Year Built:

Lot Number: NE PT 6

Subdivision: **BUNGALOW PARK**

DocuSign Envelope ID: EC6A1F50-6913-4750-A090-24F7BB1C1542
Winer Address: 125 N MAIN ST
MEMPHIS TN
38103 2026 lat BK & PG: 8-198 40/68.94X94.01/37.86





Memphis City Council Summary Sheet

1.	Description of the Item (Resolution, Ordinance, etc.)
N	A Resolution approving the donation of a City owned property known as 0 North Avalon Street Memphis, TN 38112 Parcel 020046 00100
2.	Initiating Party (e.g. Public Works, at request of City Council, etc.)
C	Seneral Services
3.	State whether this is a change to an existing ordinance or resolution, if applicable.
١	N/A
4.	State whether this will impact specific council districts or super districts.
	District 5/ Super District 9
	State whether this requires a new contract, or amends an existing contract, if applicable.
	State whether this requires an expenditure of funds/requires a budget amendment
ľ	N/A

7. If applicable, please list the MWBE goal and any additional information needed

N/A



A Resolution requesting the approval for the donation of a City owned parcel located at 0 North Avalon, Memphis, Shelby County, Tennessee and further described as Parcel ID # 020046 00100

Whereas the City is the owner of a surplus parcel known as 0 North Avalon, further described as Parcel ID: 020046 00100; and

Whereas 0 North Avalon was acquired from a larger parcel known as 249 North Avalon Parcel ID: 020046 00027 by the City of Memphis on behalf of the State of Tennessee in 1970 as part a planned road widening project; and

Whereas the aforementioned road widening project was never executed and there are no further anticipated uses for the subject parcel; and

Whereas Kenneth L. Gibbs and Kelsey M. Hamilton are the owners of 249 North Avalon Street and have requested that 0 North Avalon be donated and subsequently consolidated;

Now, therefore be it resolved that the City of Memphis has the authority to sale City owned property at reduced or No Cost to adjacent property owners in accordance with Ordinance No. 2-16-1(G)

Be it further resolved, that subject to the Ordinance, the City of Memphis Real Estate Department shall prepare and arrange for the execution of the quit claim deed, and any other documents incidental to the completion of the transfer, and the Mayor of the City of Memphis is hereby authorized to execute said deeds or any other documents necessary to complete the sale and conveyance.



Shelby County Register of Deeds Shelandra Y. Ford

CITY OF MEMPHIS

Parcel Address: 0 N AVALON

Owner:

2022 Appraisal: \$7,000

Parcel ID:

020046 00100

Tax District: MEMPHIS

Year Built:

Lot Number 9 & amp; 10

Subdivision: POLK & BOYLES AVALON HEIGHTS BLK 1

Plat BK & PG: UNKNOWN

Total Acres: Dimensions: 0.0267 75X15.5

Owner Address: 170 N MAIN ST

MEMPHIS TN 38103 1877



Map prepared on 7/19/2022



JIM STRICKLAND MAYOR

August 23, 2022

Councilwoman Michalyn Easter-Thomas Chairwoman, Personnel and Gov Affairs Committee 125 N. Main Street, 5th Floor Memphis TN 38103

Dear Councilwoman Easter-Thomas:

Subject to Council approval, it is my recommendation that:

Carolyn Watkins

Be appointed as City Court Judge with a salary of \$170,000.22.

Respectfully

Jim Strickland

cc: Memphis City Council



JIM STRICKLAND Mayor

August 2, 2022

The Honorable Michalyn Easter-Thomas, Chairman Personnel, Government Affairs, and Annexation Committee City Hall - Room 514 Memphis, TN 38103

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

Wesley Hopper

be reappointed to the Memphis Tree Board with a term expiration date of April 16, 2025.

I have attached biographical information.

Jim Strickland

incerely

Mayor

JSS/sss

Cc: Council Members

MEMPHIS TREE BOARD

7 Member Board 3 Year Term

Purpose:

The Memphis Tree Board serves as an advisory board and recommends policies and practices to the Director of Park Services and Neighborhoods. The Board also serves to develop and promote public awareness programs

Members:

Jan M. Castillo	F/W	4-16-25	2 nd Term
Mark B. Follis	M/W	4-16-25	2 nd Term
Wesley Ryan Hall	M/W	4-16-25	1 st Term
Wesley K Hopper	M/W	4-16-19	1 st Term
John "Bo" Kelley	M/W	4-16-25	1 st Term
Connie Shepherd	F/W	4-16-25	1 st Term
White, Eldra	F/B	4-16-25	2 nd Term

Updated 072922

Memphis Tree Board Meetings 3rd Wednesday of the Month From January 2020 to May 2022 Total No. of Meetings - 15

Member	Present	Absent
Wesley Hopper	13	2



JIM STRICKLAND Mayor

August 16, 2022

The Honorable Michalyn Easter-Thomas, Chairman Personnel, Government Affairs, and Annexation Committee City Hall - Room 514 Memphis, TN 38103

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

David LaVelle, M.D.

be jointly appointed to the Memphis & Shelby County Air Pollution Control Board with a term expiration date of April 11, 2026.

I have attached biographical information.

JSS/sss

Cc: Council Members

MEMPHIS & SHELBY COUNTY AIR POLLUTION CONTROL BOARD 9 Member Board

- (8) Jointly Appointed by City of Memphis & Shelby County Mayors
- (1) Appointed by the Executive Committee of the Memphis Area Association of Governments
- 4 Year Term

Purpose:

To grant, deny, or revoke variance applications

Boyd, Doris F.	F/B	08-14-21
Vacancy-Citizen at large	M/W	10-24-21
Lin, Louie	M/A	08-29-21
Tidquist, Eric	M/W	08-29-20
Vacancy	M/W	10-24-22
Womack, Randall	M/W	10-24-22
Douglas Dugard	M/W	08-29-17
Vacancy – Medical Dr. position		08-29-20
Harvell, George R.	M/W	MAAG appointee No Expiration

Updated 12-27-20



JIM STRICKLAND Mayor

August 16, 2022

The Honorable Michalyn Easter-Thomas, Chairman Personnel, Government Affairs, and Annexation Committee City Hall - Room 514 Memphis, TN 38103

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

Gideon Sarpong

be jointly appointed to the Memphis & Shelby County Air Pollution Control Board with a term expiration date of October 24, 2022.

I have attached biographical information.

JSS/sss

Cc: Council Members

MEMPHIS & SHELBY COUNTY AIR POLLUTION CONTROL BOARD 9 Member Board

- (8) Jointly Appointed by City of Memphis & Shelby County Mayors
- (1) Appointed by the Executive Committee of the Memphis Area Association of Governments
- 4 Year Term

Purpose:

To grant, deny, or revoke variance applications

Boyd, Doris F.	F/B	08-14-21
Vacancy-Citizen at large	M/W	10-24-21
Lin, Louie	M/A	08-29-21
Tidquist, Eric	M/W	08-29-20
Vacancy	M/W	10-24-22
Womack, Randall	M/W	10-24-22
Douglas Dugard	M/W	08-29-17
Vacancy – Medical Dr. position		08-29-20
Harvell, George R.	M/W	MAAG appointee No Expiration

Updated 12-27-20



JIM STRICKLAND MAYOR

August 16, 2022

The Honorable Michalyn Easter-Thomas, Chairman Personnel, Government Affairs, and Annexation Committee City Hall - Room 514 Memphis, TN 38103

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

Queen Titilé Keskessa

be appointed to the Memphis & Shelby Downtown Mobility Authority with a term expiration date of December 31, 2027.

I have attached biographical information.

JSS/sss

Cc: Council Members

MEMPHIS AND SHELBY COUNTY DOWNTOWN MOBILITY **AUTHORITY**

7 Member Board

(3) City & (3) County (1) Joint Appointment

6 Year Term

Purpose:

The mission of the Downtown Mobility Authority (formerly known as the Downtown Parking Authority) is to use public parking as a catalyst for development, and to ensure that there is an adequate supply of public parking to support a growing Downtown. The DMA establishes parking and mobility policies and coordinates parking management.

Vacancy (Goldin)	F/W	12-31-21
Elliot Embry	M/W	12-31-27
Green, Travis	M/B	12-31-23

Joint Appointment: West, Robert Wayne M/W 12/4/23

Updated 080522



JIM STRICKLAND Mayor

August 16, 2022

The Honorable Michalyn Easter-Thomas, Chairman Personnel, Government Affairs, and Annexation Committee City Hall - Room 514 Memphis, TN 38103

Dear Chairman Easter-Thomas:

Subject to Council approval, I hereby recommend that:

Robin Orgel

be appointed to the Memphis & Shelby County Film & Television Commission with a term expiration date of September 30, 2025.

I have attached biographical information.

JSS/sss

Cc: Council Members

MEMPHIS & SHELBY COUNTY FILM and TELEVISION COMMISSION (22) Member Board (11) City & (11) County 3 Year Term

Purpose:

To encourage the growth and development of the film industry in Memphis and Shelby County, and act as representative for film, television and digital media production in the Memphis and Shelby County area.

Members (CITY):

Brooks, Kevin	M/B	09-30-19
Carson, Gale	F/B	09-30-19
Crystal, Emma	F/B	09-30-25
Vacancy	M/W	09-30-19
George, Alicia	F/W	09-30-19
Gordon, Robert	M/W	09-30-19
Mitchell, Lawrence "Boo"	M/B	09-30-19
Murrmann-Price, Susan	F/W	09-30-19
Tashie, James	M/W	09-30-19
Ross, Richard	M/W	09-30-22
Williams Kelly, Pamela	F/B	09-30-19

2022 Council Liaison: JB Smiley, Jr.

Updated 080522